

TO BE REFURBISHED

TO LET

Retail unit

1,297 sq.ft  
(120.52 sq.m)

Units 3 and 4, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

- 100+ Free Car Parking Spaces
- High Footfall Town Centre Location
- Adjacent to the Railway Station
- Nearby Occupiers Include

Sainsbury's



ALDI

Pets  
at Home

B&Q

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# Units 3 and 4, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

Units 3 and 4	Sq.ft	Sq.m
Ground Floor Retail	375	34.88
Ground Floor Retail	922	85.64
TOTAL	1,297	120.52

## Description

The centre is located in a prominent position on the western edge of Spalding town centre, on the corner of A151 Winsover Road and with Spalding Town Railway Station to the rear. The Car Park, has a maximum capacity of approximately 150 cars, is accessed via Station Approach and provides 2 hours free parking.

## Rent

£15,000 per annum.

## Rates

Rateable Value - £7,900.00.

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

## Planning

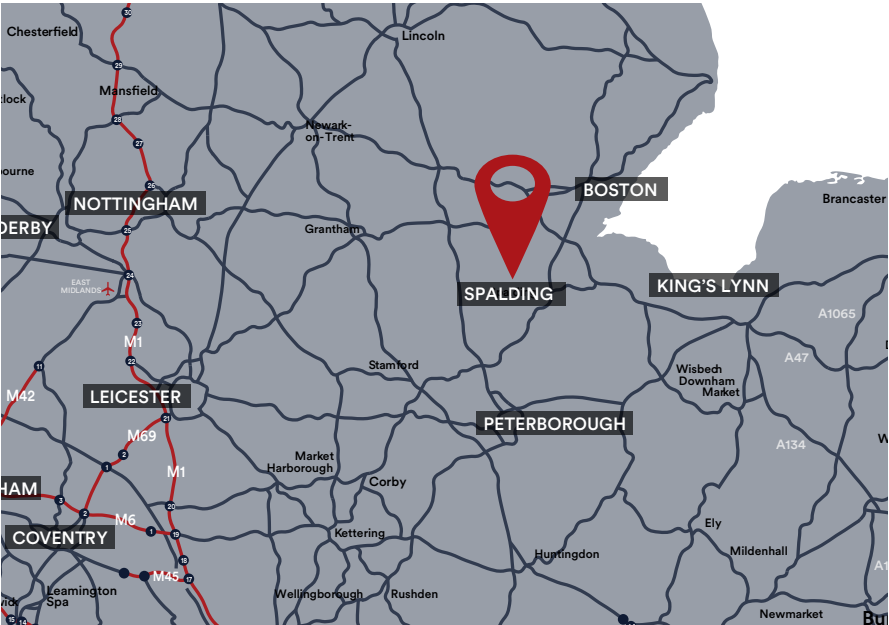
The premises benefits from a new E use class (with open A1 Food consent) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

## Energy Performance

B (36). Further information available upon request.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



## Viewing

Strictly via prior appointment with the appointed agents:



**T: 01775 765536**  
[www.longstaff.com](http://www.longstaff.com)

**Annabel Brotherton** 07885 492588  
[Annabel.Brotherton@longstaff.com](mailto:Annabel.Brotherton@longstaff.com)

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