

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.

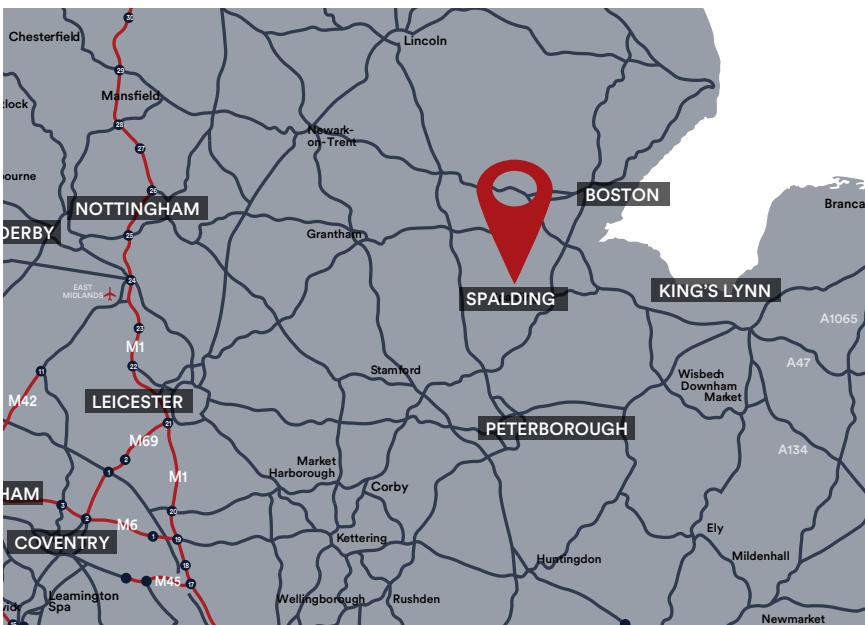
Interested parties are advised to make their own enquiries of the Local Planning Authority.

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:



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Owned and Managed by



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