Prime Retail Unit Available Immediately With No Ingoing Premium

12 Market Place | Spalding | Lincolnshire | PE11 1SL

Attractive Ground Floor Retail Unit in Grade II Property
Basement Sales and Rear Accommodation, Allocated Staff Parking
1,515sqft, 140.9sqm Gross Sales Area

To Let Leasehold on Full Repairing and Insuring Terms
£20,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
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Location...

The property is located on the Market Place, the prime retail zone of Spalding, Lincolnshire, an affluent market town with a population of approximately 30,000 residents, 110 miles to the north of London, 25 miles to the north-east of Peterborough and 17 miles to the south-west of Boston.

The town has rail connections to Peterborough and is on the A16 trunk road with a strong local economy connected to local horticultural and agricultural businesses.

The Market Place is in the centre of the town, the property being located on the western side with neighbours including Nationwide, HSBC, Lloyds, Vison Express, Vodafone, Santander, Boots, Superdrug, New Look and other prime retailers.

Accommodation...

An arcade entrance leads to the main sales area with a net internal window frontage of 7.2m.
Main Sales Area.............................7.2m x 8.2m, 59sqm
With 2 window display areas.
Rear Sales Area...8m x 7.2m
Changing Room with oak panels
Stairs lead to the **Basement Sales Area**...5.3m x 3.3m, 17.8sqm
Changing Rooms
Store...8sqm
A doorway leads to the rear ancillary area having
WC
Break Out Area
Kitchen..3m x 1.8m, 5.7sqm
Access to the second cellar storage area
Store Room..4m x 3m, 12sqm
Rear door leading to communal parking area with 2 allocated spaces.

Tenure...

The property is available by way of a new minimum 5-year Full Repairing and Insuring lease on standard commercial terms.

With regards to the lease, a deposit will be held by the landlord of a quarter of a year's rent paid upfront. The lease will be subject to VAT.

The tenant will be responsible for the landlord's reasonable legal fees up to a maximum of £1,500 plus VAT.

The tenant will be required to pay an annual insurance rent to cover their apportionment of landlord buildings insurance.

Outgoings...

The tenant will be responsible for all utilities at the property including Business Rates.

The property has a Rateable Value of £27,500. Full details of which can be found on the VOA Website.

Viewing...

All viewings are to be made by appointment through the agent.
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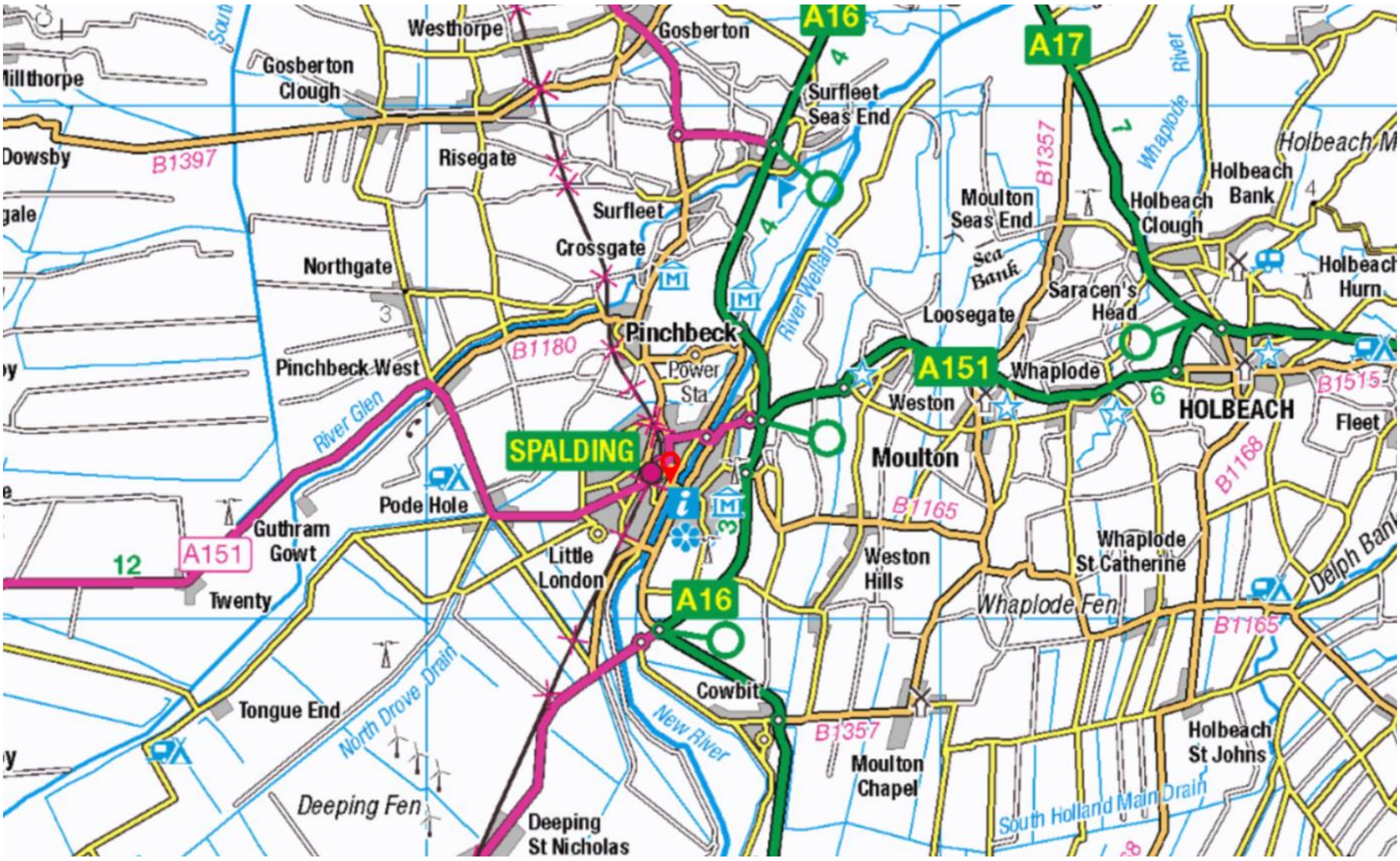

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