

# Large Town Centre Retail Unit Available To Let Immediately with No Ingoing Premium

35 High Street | Spilsby | Lincolnshire | PE23 5JH



Gross Sales Area Extending to 4,315sqft, 401sqm with a Net Internal Window Frontage of 11.5m, 37.5ft

Rear Ancillary Storage Accommodation, First Floor Storage and Rear Parking Suitable for Food and Non-Food Retail Use

Available To Let Immediately on FRI Terms

£40,000 per annum plus VAT Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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## Location...

The historic town of Spilsby is located in the outer edge of the Lincolnshire Wolds and has a population of around 4,000 residents.

The town has a rich history linked to the Manor of Eresby approximately 20 miles inland from the coast.

The market square is located in the centre of the village and has a range of local amenities including other retailers, restaurants, a public house and petrol filling station.

The property is located on the North side of the square opposite public car parking.

## Description...

The premises comprise a large retail unit suitable for food and non-food retail use.

## Accommodation...

**Main Sales Area**.....35m x 11.5m, 406sqm

Having a net internal window frontage of 11.5sqm, 37.5ft  
The main sales area features a suspended ceiling and a meter cupboard, and benefits from a three-phase electricity supply.

**Rear Office**.....3m x 3m, 9.2sqm  
**WC**

Having 2 WC's and sink.

**Rear Storeroom**.....6.7m x 7.5m, 50.7sqm  
Having roller shutter door to rear loading area.

**Break Out Room**.....3.3m x 2.7m, 9sqm

**Disabled WC's**.....3m x 2.5m  
Rear Fire doors.

A separate entrance from the High Street leads to a staircase accessing the upper floor, formerly a spacious three bedroomed apartment now used as storage.

**Storage** .....101sqm, 1,085sqft

To the rear of the property is a loading area and shared parking.

## Schedule of Accommodation....

35 High Street, Spilsby		
Net Internal Window Frontage	11.5m	33.5ft
Gross Sales Area	401m <sup>2</sup>	4,315ft <sup>2</sup>
Ancillary Accommodation	28.2m <sup>2</sup>	304ft <sup>2</sup>
Rear Storage	50.2m <sup>2</sup>	540ft <sup>2</sup>
First Floor Storage	101m <sup>2</sup>	1,085ft <sup>2</sup>

## Tenure....

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The incoming tenant will be responsible for the client's legal fees with regards to the preparation of the lease up to £1,500 with a deposit the equivalent of a year's rent upfront.

Rent will be paid quarterly in advance and be subject to VAT.

## Outgoings...

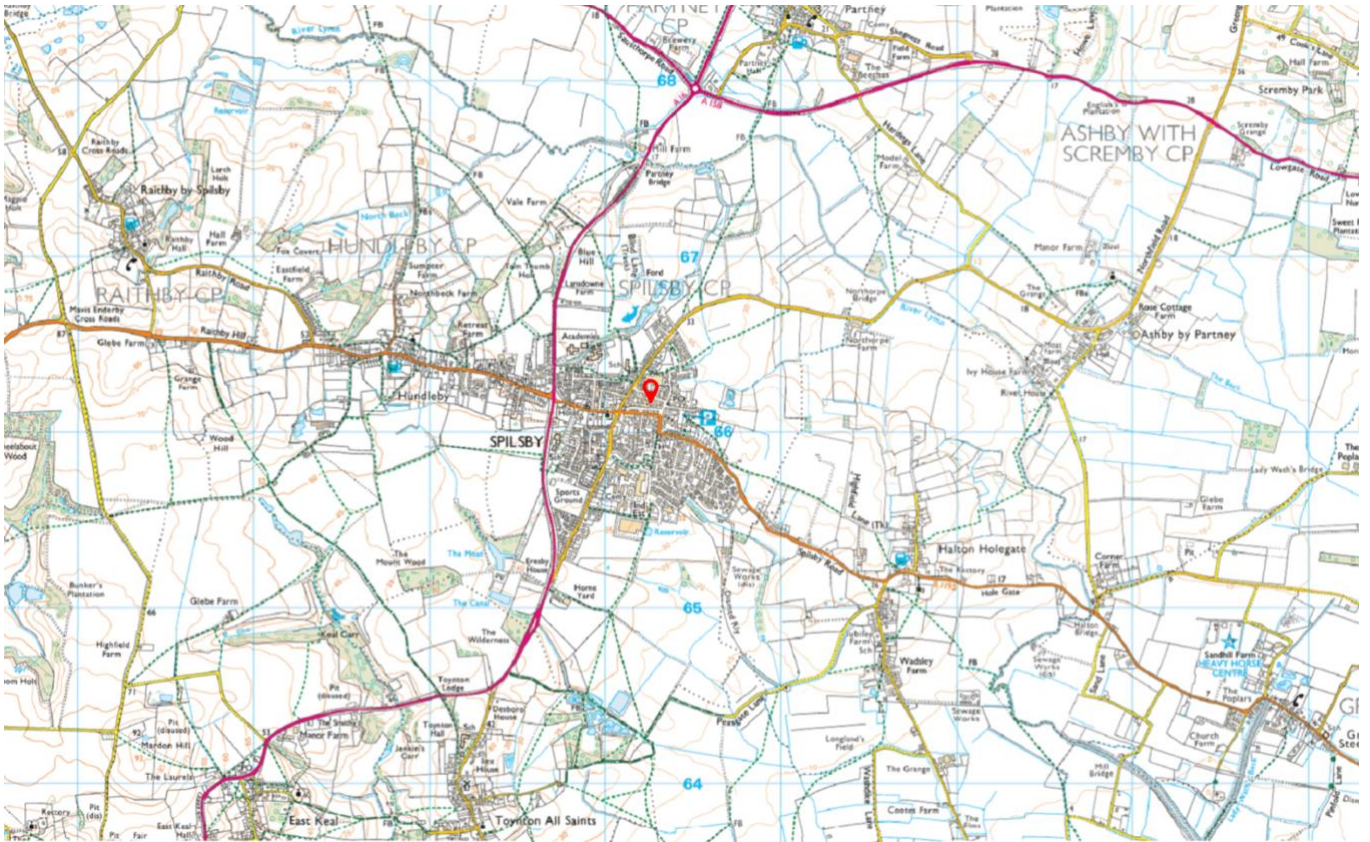
The ingoing tenant will be responsible for all outgoing and utilities. The property has a Rateable Value, as of April 2026, of £34,500

## EPC...

An EPC has been instructed and will be available on request.

## Viewing...

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