Prime Retail Unit with Parking and Storage Available To Let with No Ingoing Premium

28 Hall Place | Spalding | Lincolnshire | PE11 1SG



Sales Area Extending to Approximately 103sqm, 1,100sqft
Four Parking Spaces to the Rear
Total Building Area of Approximately 350sqm, 3,800sqft
Prominent, High Footfall Location Overlooking the Market Place

Available To Let Leasehold on FRI Terms
£22,500 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
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RICS

Location…

The historic market town of Spalding is located on the South Lincolnshire Fens approximately 100 miles to the north of London and 17 miles to the north-east of Peterborough.

The town has a rich agricultural history connected with the tulip flower market and the town and area has a population exceeding 35,000 residents.

Hall Place is located in the centre of the town and is the main retail area. Neighbours include Sainsburys, Argos and other grade A retailers.

Description…

The property comprises a ground floor retail area with 2 storeys over and a separate rear vehicular access from Red Lion Street.

Accommodation…

Glazed window frontage.
The ground floor is divided into a front and rear sales area with a rear stock room and emergency fire exit.

Main Sales Area……10m x 5m, 103sqm, 1,100sqft
Staircase leads to the first floor.

On the first floor there are additional storage rooms with more storage rooms and WC's with a break out area on the second floor.

Upper Rooms……..extending to 205sqm, 2,200sqft

Outside…

To the rear of the building is a gated entrance leading to a parking area for four cars and a single storey enclosed

Storage Building……..10m x 3.5m, 35sqm, 376sqft

Schedule of Accommodation….

Gross Sales Area	103m^2	1110ft^2
Sales Area ITZA	70m^2	750ft^2
Gross Internal Floor Area	315m^2	3390ft^2
Rear Storage Building	35m^2	376ft^2

Tenure….

The property is available by way of a new Full Repairing and Insuring lease. The tenant will be responsible for the client's legal fees with regards to the preparation of the lease up to a maximum of £2,000 plus VAT.

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

A deposit will be held by the landlord the equivalent of a quarter of a year's rent upfront.

Outgoings…

The property has a Rateable Value of £17,000.

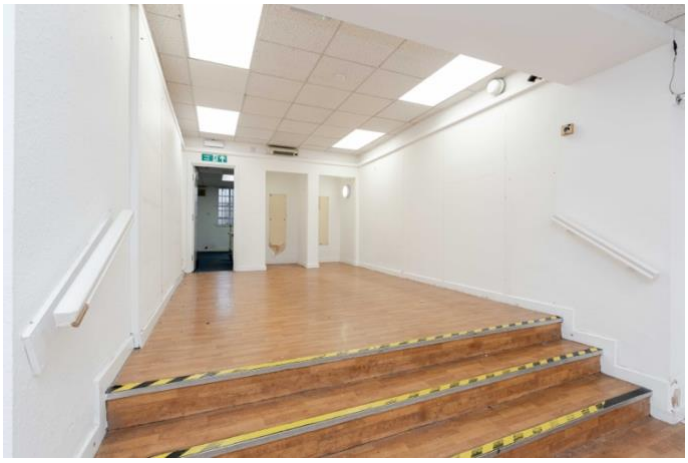
EPC…

An Energy Performance Certificate has been instructed. Details available on request.

Viewing…

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com











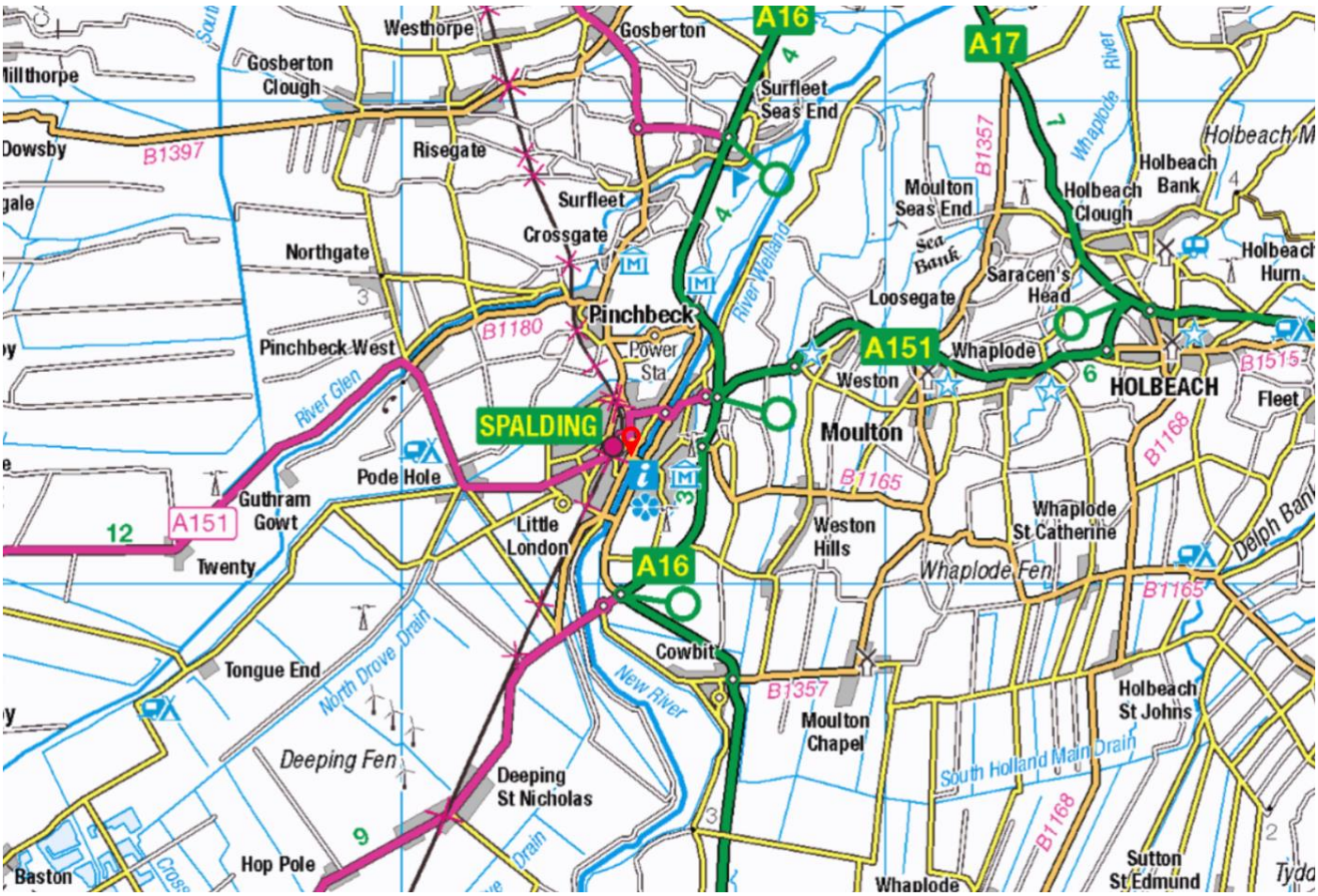






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