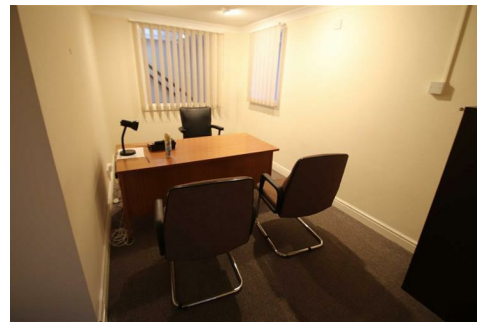


BRUCE MATHER

INDEPENDENT ESTATE AGENT



11 Market Place, Spalding, PE11 1SP
£15,000 Per Annum

TO LET

GROUND FLOOR UNIT within this well known Grade 2 Listed property which stands in a prominent position in the centre of Spalding. The unit provides EXTENSIVE DISPLAY FRONTAGE to the Market Place and has nearby occupiers including New Look, HSBC, Nationwide, WH Smith, Costa Coffee and Peacocks. The property was previously used as a solicitors but would be suitable for a number of uses subject to the relevant planning permissions being obtained.

ACCOMMODATION

Ground Floor Retail/Reception - 28'11" x 28'9" > 27'6"

Ground Floor WC

First Floor Office 13'9" x 8'11" > 7'9"

Basement Storage

EXTERNAL

To the rear of the premises there is car parking available being accessed from Drapers Place.

VAT

VAT is payable at the prevailing rate.

TENURE

New negotiable lease available on IRI type terms.

BUSINESS RATES

Prospective tenants are advised to contact South Holland District Council to verify the total amount of business rates payable. (Tel : 01775 761161, selecting option four, followed by option two).

PLANNING

South Holland District Council (01775) 764470 have informed us the current use class is A2. Under the permitted development rights, they will permit A1 usage due to the ground floor display window, subject to current policy. Tenants are advised to consult with South Holland District Council Planning Department to ensure the property is suitable for their required usage.

EPC

The EPC rating for this property is D.

VIEWINGS

By prior appointment with the letting agents, Bruce Mather Ltd (Tel: 01205 365032)

AGENTS NOTE

The property is situated in a Conservation Area and is a Grade II Listed structure.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary

permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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