



3 Hall Place, Splading
PE11 1SA
#10170/2024A

3 Hall Place

Spalding, PE11 1SA



Agreement

To Let



Detail

Town centre retail unit



Rent

£14,500 pax



Size

94.25 sq m (1,014 sq ft)



Location

Spalding, PE11 1SA



Property ID

#10170/2024A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property is arranged over ground and first floor with frontage onto Hall Place. The ground floor comprises a large open plan retail area whilst the first floor provides additional storage, an office, kitchen and toilets.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	65.61	706
Store Room	18.96	204
Office	4.09	33
Kitchen	5.59	60
WC	-	-
Total NIA	94.25	1,014

Energy Performance Certificate

Rating: C75

Services

We understand that mains water, electricity and drainage are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure).

Rates

Charging Authority: South Holland District Council
Description: Shop and Premises
Rateable value: £19,500
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** on a new Full Repairing and Insuring lease.

Rent

£14,500 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

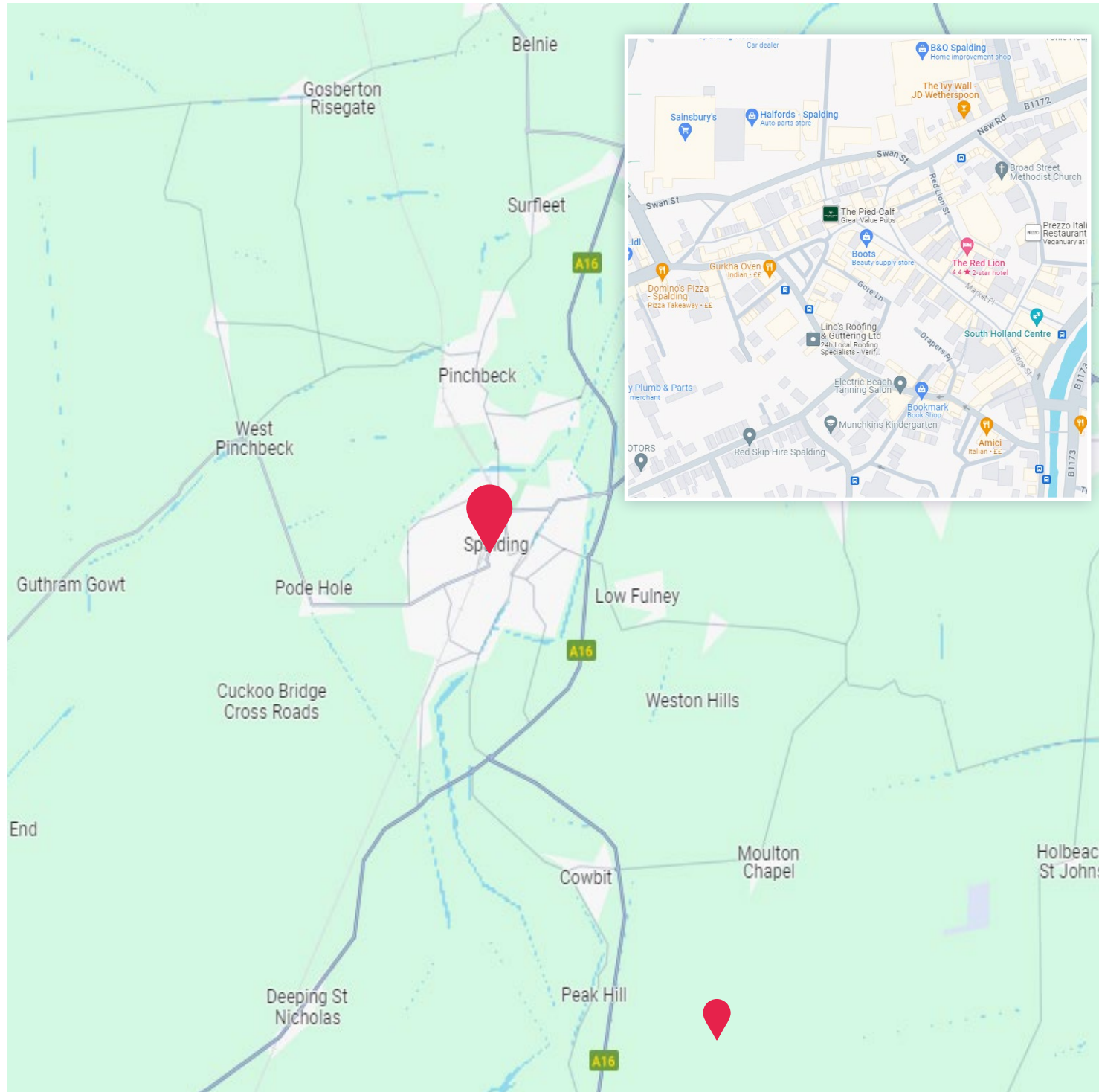
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

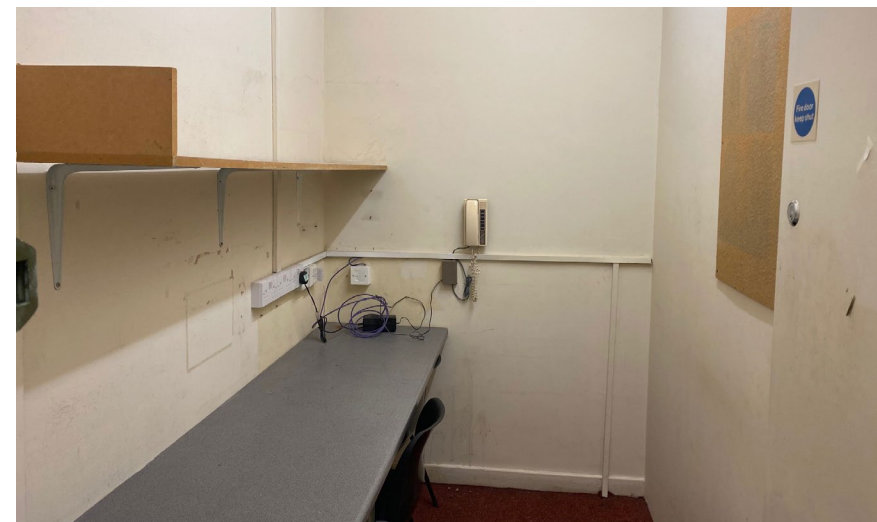
The property occupies a prominent position in Spalding's main shopping vicinity, just off the Market Place. There are a wide range of national multiple retailers located nearby including Costa, WH Smith, Boots, Superdrug and Dorothy Perkins. The Market Place is also home to a number of national banks including Lloyds, HSBC and Nationwide.

Hall Place is easily accessible by car, with time limited free parking available nearby on New Road and Sheep Market.

Spalding is a thriving market town with a population of circa 30,000 people and is situated on the River Welland within the District of South Holland. The town is located with easy access via the A16 through to Peterborough to the south, and the A1 and A17 to the north. Spalding also benefits from a rail connection service to London (via Peterborough).

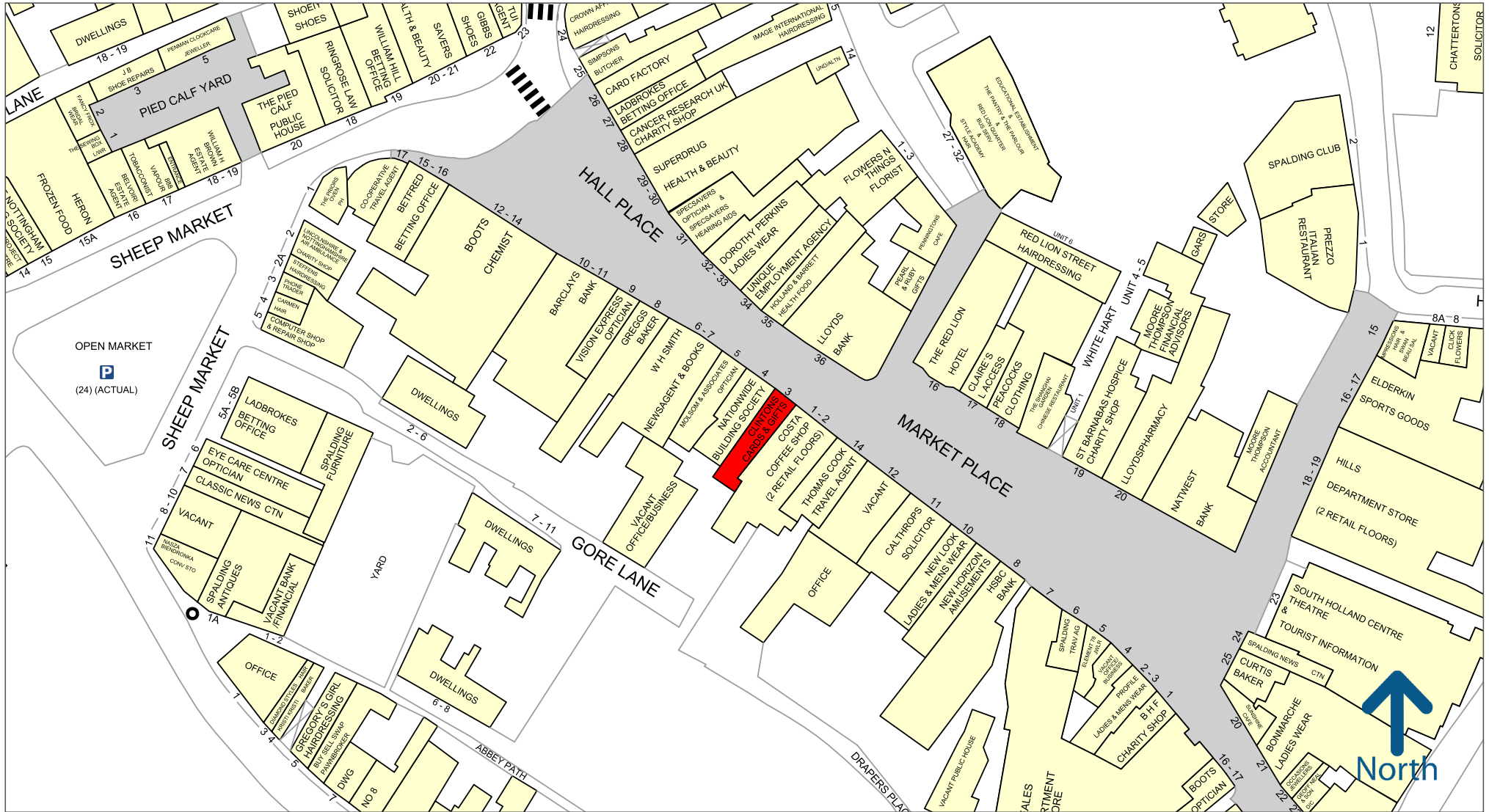








Spalding



Experian Goad Plan Created: 12/01/2021
Created By: Banks Long

50 metres



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