

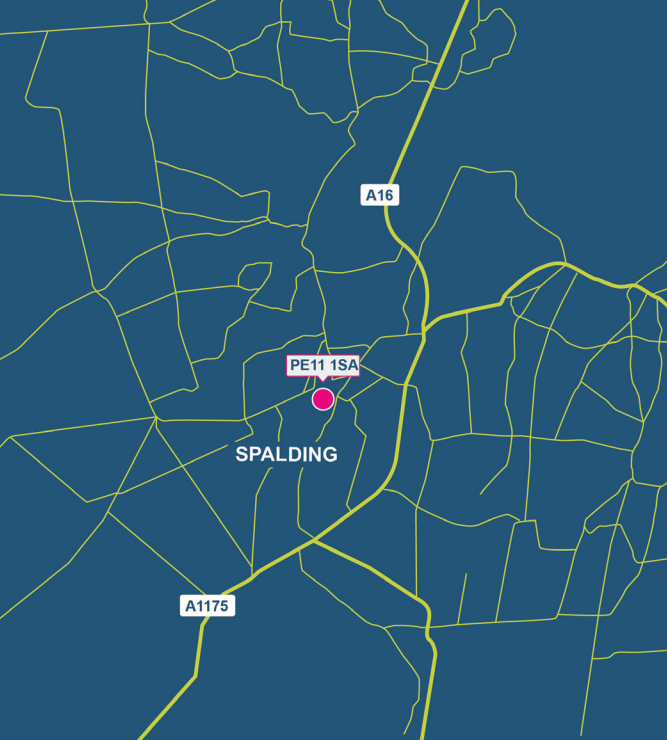


BANKS LONG&Co

3 HALL PLACE, SPALDING, LINCOLNSHIRE, PE11 1SA

RETAIL

- Prominent town centre retail unit
- NIA: 94.25 sq m (1,015 sq ft)
- Overlooks main Square and Market Place
- Nearby occupiers include Costa, Greggs, WH Smith, Superdrug, Lloyds Bank and Savers
- Available on a new lease
- **TO LET**



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).

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.

Ground floor	65.61 sq m	(706 sq ft)
Store Room	18.96 sq m	(204 sq ft)
Office	4.09 sq m	(44 sq ft)
Kitchen	5.59 sq m	(60 sq ft)
WC	-	-

Total NIA: 94.25 sq m (1,014 sq ft)

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 AND 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: 2020-2021

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

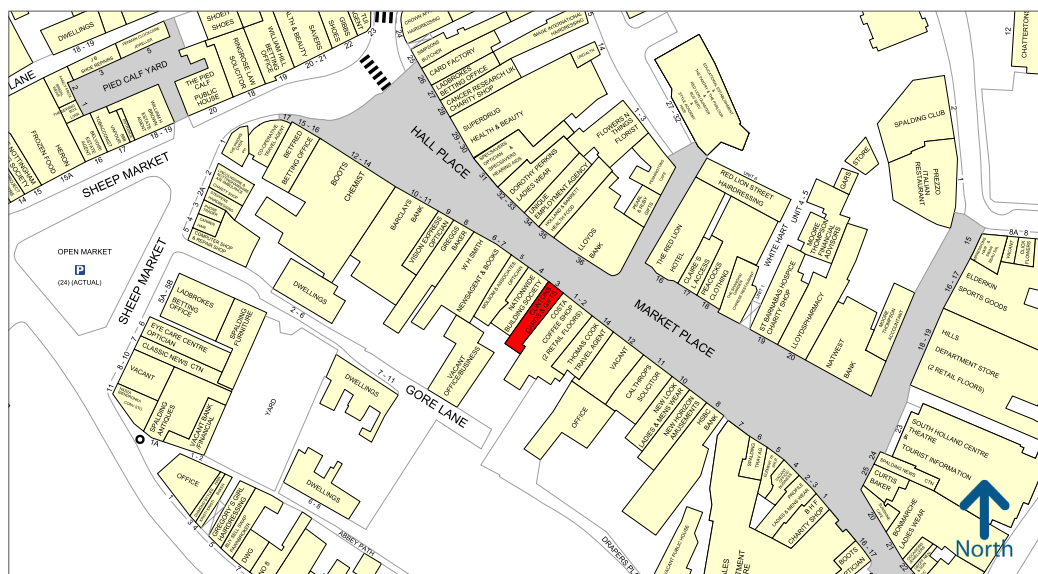
£22,000 per annum exclusive

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.



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



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 10170/2021B/C