

Retail TO LET



8 The Crescent, Spalding, PE11 1AE

Well appointed two storey retail premises TO LET in spalding town centre.

Summary

Tenure	To Let
Available Size	864 sq ft / 80.27 sq m
Rent	£15,000 per annum
Service Charge	N/A
Business Rates	The premises will need reassessing for business rates following a new lease being entered into.
EPC Rating	B (35)

Key Points

- Prominent two storey retail/office Unit
- Well appointed, former hairdressers
- Suitable for a variety of uses
- Extending to 80.3 sqm (864 sqft)
- Staff facilities to each floor
- Nearby parking and national retailers
- Available immediately on new IRI Terms
- Flexible lease terms offered

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DESCRIPTION

Well appointed two storey retail premises extending to 864 sqft situated in Spalding's Town Centre. The property would suite a variety of different uses and is available for immediate occupation.

LOCATION

The property is situated in Spalding's town centre with frontage onto The Crescent close to its junction with Spring Gardens. Public transport links are well provided with Spalding Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally within Spalding, with local recreational pursuits including Play Park and Spalding Indoor Bowls Club.

ACCOMMODATION

The premises is split over ground and basement levels with well-appointed sales areas to each floor and staff facilities. The property was formerly occupied by a hair dressers but could be well suited for alternative uses.

Name	Floor/Unit	Building Type	Size
Ground - Sales and Staff Areas	Ground	Retail	471 sq ft
Basement - Sales and Staff Areas	Basement	Retail	393 sq ft

SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

RATEABLE VALUE

The premises will need reassessing for business rates following a new lease being entered into.

TENURE

To Let on new Internal Repairing & Insuring lease for a term to be agreed at an initial rent of £15,000 p.a exclusive.

EPC

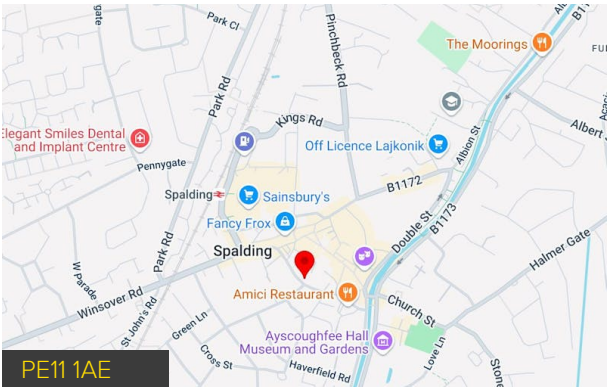
The premises have a rating of Band B (35). A copy of the certificate is available on request.

VAT

VAT is not payable at the prevailing rate.

VIEWINGS

Strictly via the appointed agents.



Viewing & Further Information

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