

# FORMER DEPARTMENT STORE TO LET/FOR SALE

7 MARKET PLACE

SPALDING, PE11 1SL

FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
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**01603 666630**

[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)

## LOCATION

Spalding is an attractive and historic market town with a resident population of circa 28,500 and is located approximately 20 miles north of Peterborough via the A16 and 28 miles east of King's Lynn via the A17/A151.

The property is prominently situated in a pedestrianised shopping area in the heart of the town. Neighbouring occupiers include **New Look, Boots, HSBC, Hills Department Store, South Holland Centre, Costa, Bonmarche** and **M&Co.**

## ACCOMMODATION

The property comprises a modern department store built in 2004 comprising two separate customer entrances and offering extensive ground and first floor open plan sales areas.

The accommodation benefits from carpeting, fluorescent lighting, customer escalators and male/female WC and staff facilities

We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

<b>Ground Floor Sales:</b>	13,475 sq ft	1,251 sq m
<b>First Floor Sales:</b>	12,483 sq ft	1,159 sq m
<b>Remote Storage:</b>	<u>782 sq ft</u>	<u>72 sq m</u>
	26,740 sq ft	2,482 sq m

There is rear small service yard and loading area access via Drapers Place/Francis Street.

## TERMS

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

Terms upon request.

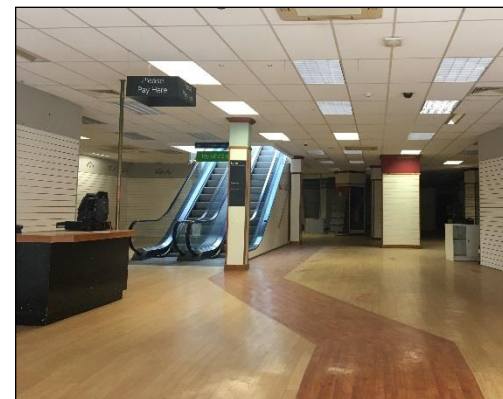
Offers are invited for the freehold interest with full vacant possession.

## PLANNING

The property has an established Class A1 (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of South Holland District Council on 01775 761161.

## VAT

The property is elected for VAT.







Rev	Notes	Date

CLIENT  
**MULTITRUST PROPERTY INVESTMENT LIMITED**

JOB TITLE  
**7 MARKET PLACE & 19 BRIDGE STREET SPALDING, PE11 1SL**

DRAWING TITLE  
**EXISTING FIRST FLOOR PLAN**



**PANTHER  
SECURITIES PLC**

Unicorn House  
Station Close  
Potters Bar  
Hertfordshire  
EN6 1TL

T: 01707 6670300  
F: 01707 6670301  
W: pantherplc.com

ARCHITECT'S I.D.	DRAWN IT	DATE 01/07/2020
SCALE 1:200 @ A3	CHECKED -	RIBA WORKSTAGE
DRAWING NO. SPALDING - 02	REVISION	

## RATEABLE VALUE

Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

Details upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through joint sole agents:

### Francis Darrah Chartered Surveyors

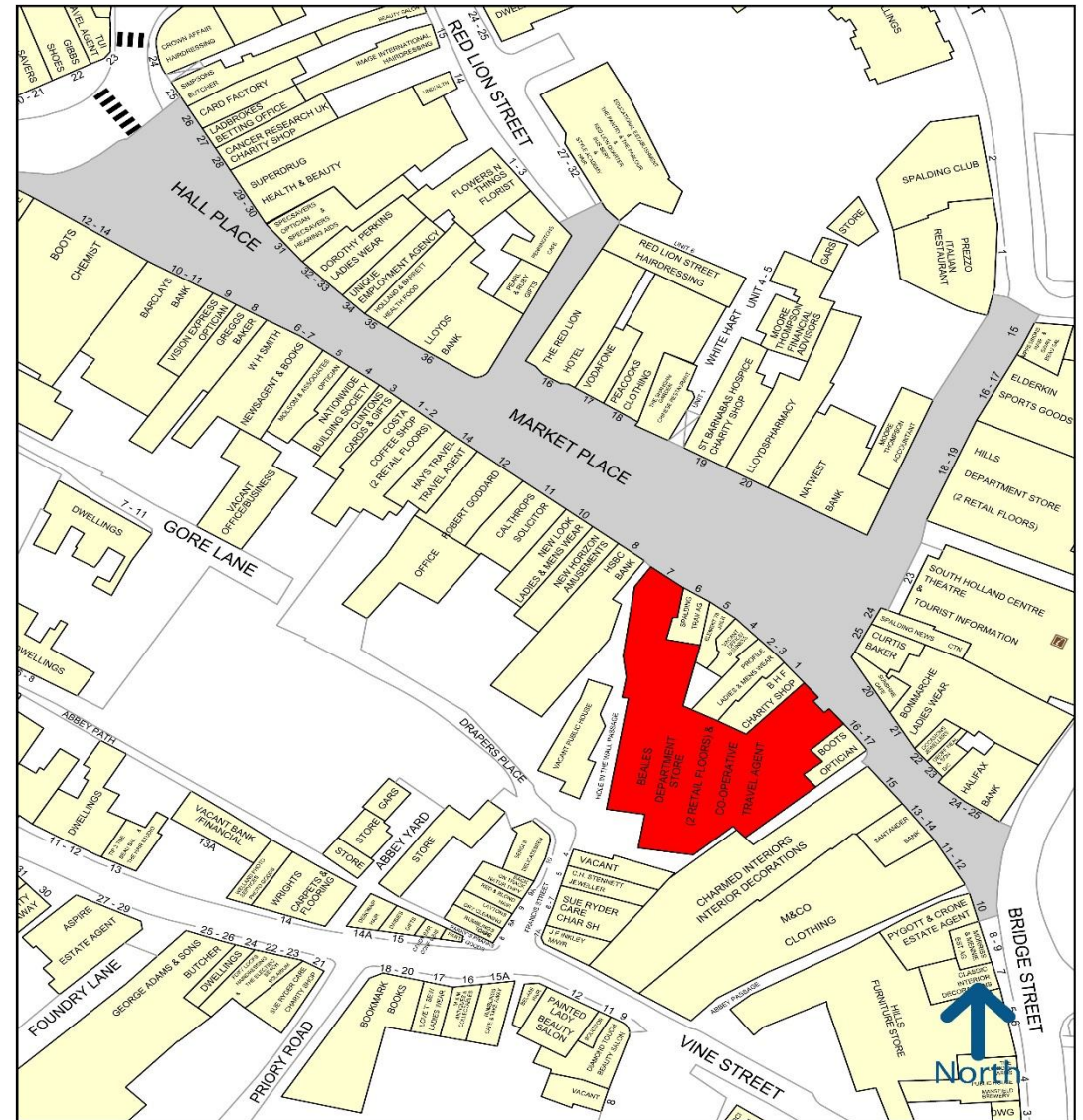
Contact: Carol Cooper  
Tel: 01603 666630  
Mob: 07900 606331  
Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

### Whybrow

Contact: Ewan Dodds  
Tel: 01206 577667  
Mob: 07957 862 773  
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## SUBJECT TO CONTRACT

May 2021



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