

# SHOP TO LET

7 MARKET PLACE, SPALDING, PE11 1SL

Adjacent to



FRANCIS  
**DARRAH**  
Chartered Surveyors



Francis Darrah Chartered Surveyors  
1 Bank Plain, Norwich, NR2 4SF

**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 adjacent to **The Original Factory Shop**. Nearby occupiers include **New Look, Boots, Costa, Robert Goddard** (designer clothing), **Charmed Interiors** and **The South Holland Centre**.

ACCOMMODATION

The property comprises a modern department store built in 2004 and has been sub-divided to create two retail units.

Ground Floor Sales:

**Unit 1** – let to The Original Factory Shop

**Unit 2** - available to let and comprises the following approx. floor areas:-

Ground Floor Sales	5,100 sq ft	474 sq m
First Floor Sales:	12,483 sq ft	1,159 sq m
First Floor Remote Storage:	391 sq ft	36 sq m
Second Remote Storage	<u>391 sq ft</u>	<u>36 sq m</u>
	<b>18,365 sq ft</b>	<b>1,705 sq m</b>

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

TERMS

The property is available by way of a new FRI lease.

Terms upon request.

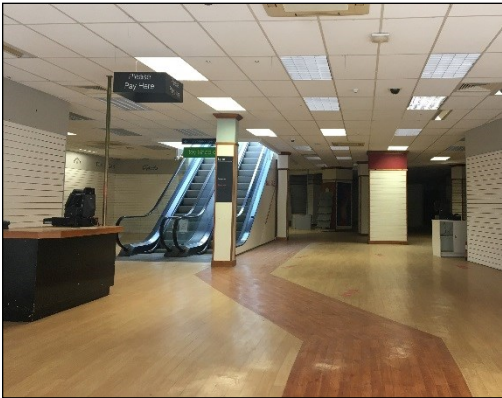
PLANNING

The property has an established 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.









## RATEABLE VALUE

To be assessed. 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

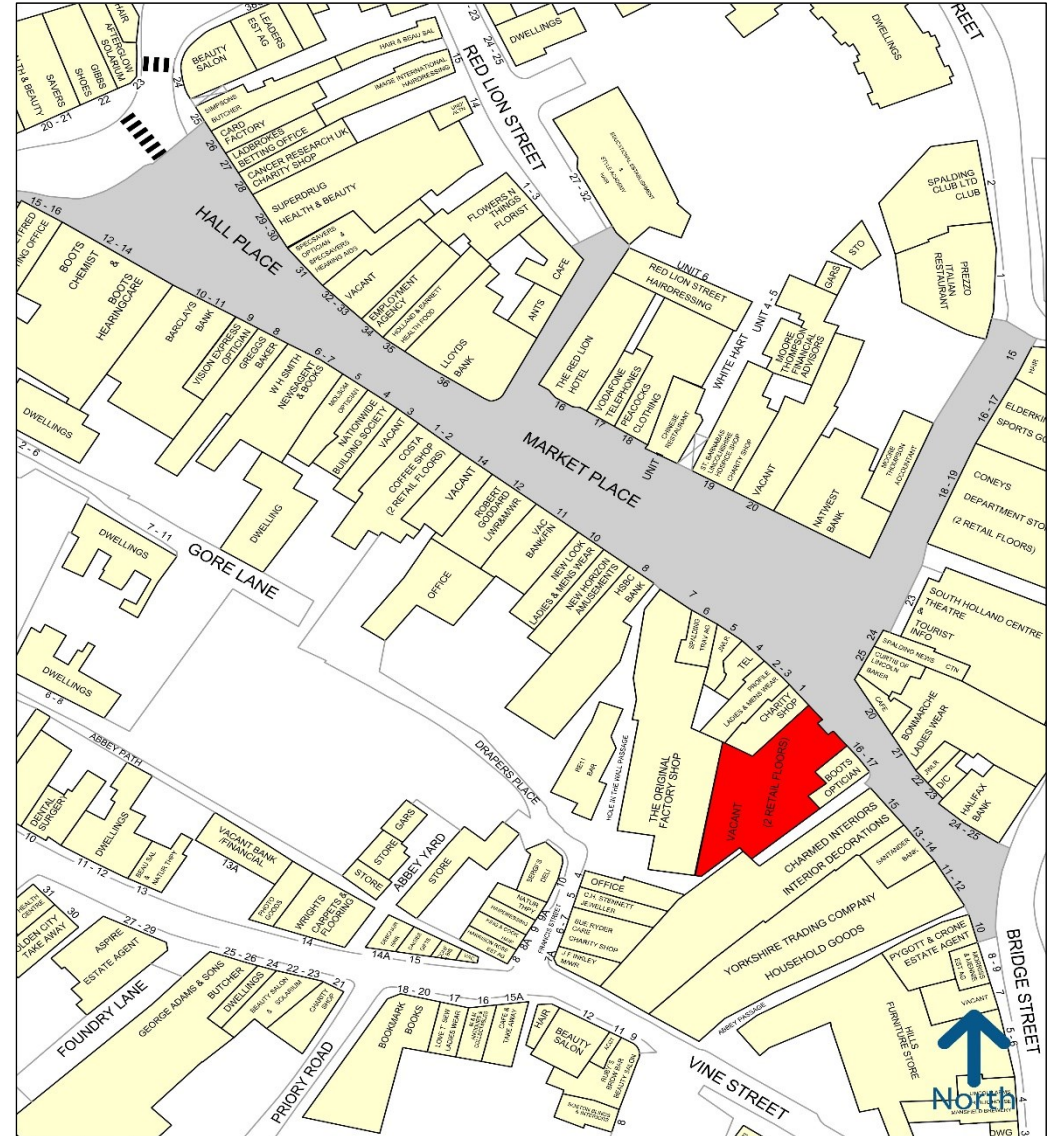
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### Whybrow

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## SUBJECT TO CONTRACT

November 2023



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