

UP TO 30,000 sq.ft TO LET



POSSIBILITY TO COMBINE

TO LET

Retail units

12,639 -
30,139 sq.ft

(1,174 - 2,800 sq.m)

Subject to vacant possession

Units 5 and 9, Winover Centre, Spalding, Lincolnshire, PE11 1EJ

- 100+ Free Car Parking Spaces
- High Footfall Town Centre Location
- Adjacent to the Railway Station
- Nearby Occupiers Include

Sainsbury's



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Units 5 and 9, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

Unit 5	Sq.ft	Sq.m
Ground Floor	17,500	1,626
Unit 9	Sq.ft	Sq.m
Ground Floor	12,639	1,174
TOTAL	30,139	2,800

Description

The centre is located in a prominent position on the western edge of Spalding town centre, on the corner of A151 Winsover Road and with Spalding Town Railway Station to the rear. The Car Park, has a maximum capacity of approximately 150 cars, is accessed via Station Approach and provides 2 hours free parking.

Rent

£325k per annum.

Rates

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

Planning

The premises benefits from a new E use class (with open A1 Food consent) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

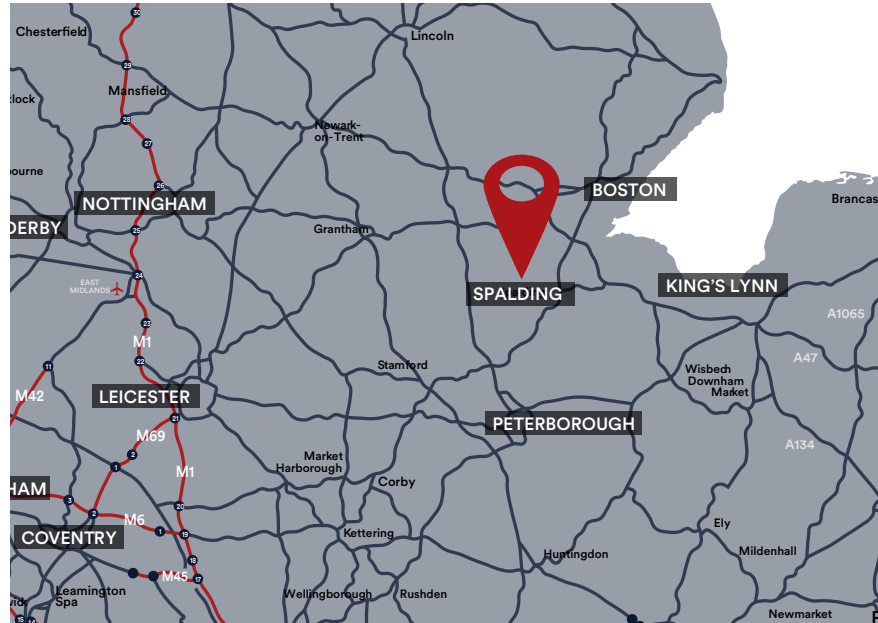
Energy Performance

Unit 5 - B Unit 9 - B

Further information available upon request.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Viewing

Strictly via prior appointment with the appointed agents:

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