

TO BE REFURBISHED

TO LET

Retail unit

1,297 sq.ft  
(120.52 sq.m)

Units 3 and 4, Winsover 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 3 and 4, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

| Units 3 and 4       | Sq.ft        | Sq.m          |
|---------------------|--------------|---------------|
| Ground Floor Retail | 375          | 34.88         |
| First Floor Retail  | 922          | 85.64         |
| <b>TOTAL</b>        | <b>1,297</b> | <b>120.52</b> |

### 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

£15,000 per annum, plus VAT, Service Charge and Insurance

### Rates

Rateable Value - £7,900.00.

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

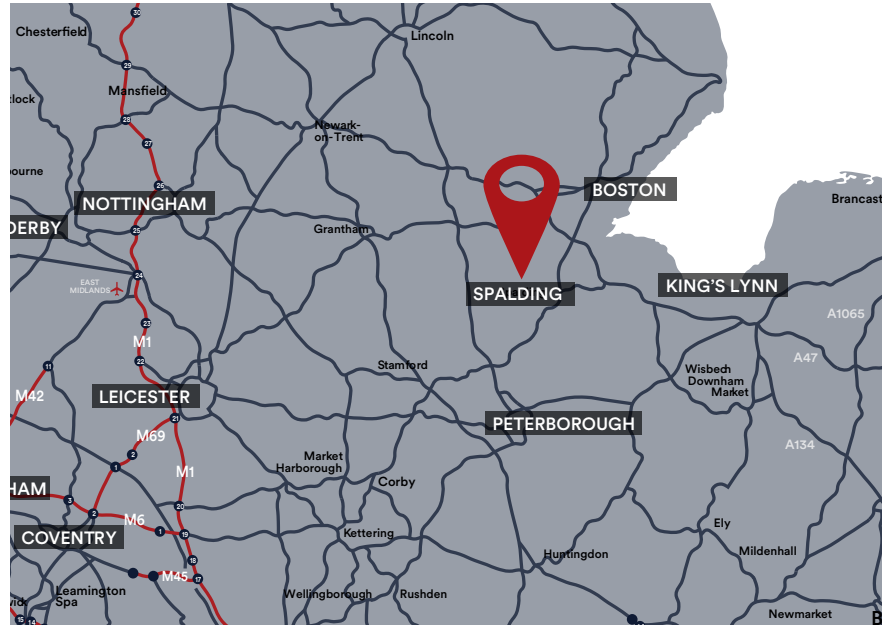
The premises benefits from a new E use class (with open A1 Food consent) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

### Energy Performance

B (36). 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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