



TO LET

Retail unit

17,500 sq.ft
(1,626 sq.m)

Subject to vacant possession

Unit 5, 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



ALDI

**Pets
at Home**

B&Q

**M^{Core}**
LCP UK

01384
400123



lcpgroup.co.uk

Unit 5, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

Unit 5	Sq.ft	Sq.m
Ground Floor	17,500	1,626
TOTAL	17,500	1,626

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

POA

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

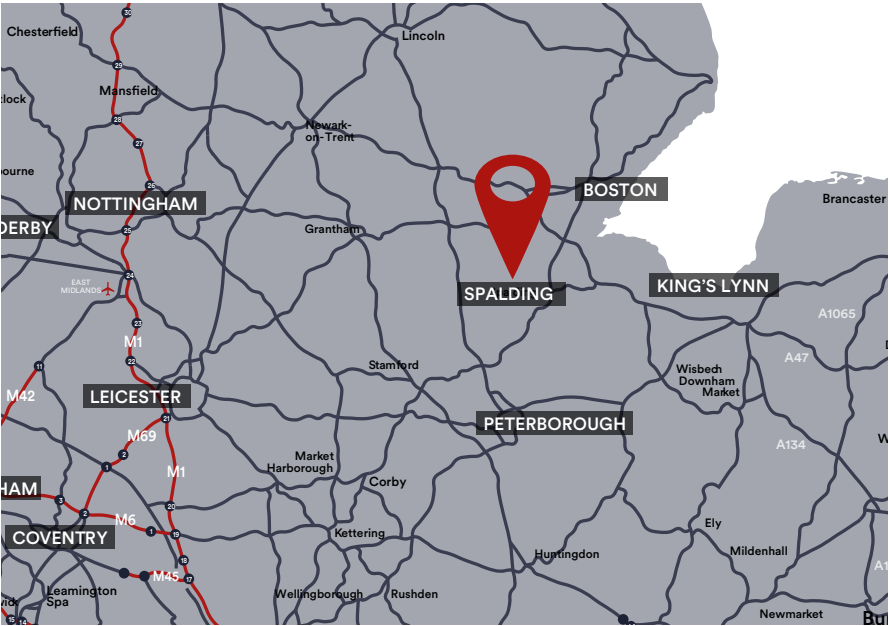
The premises benefits from a new E use class (with open A1 Food consent) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Energy Performance

EPC rating of 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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