

TO BE REFURBISHED



TO LET

Retail unit

1,099 sq.ft  
(102 sq.m)

Unit 10, 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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## Unit 10, Winsover Centre, Spalding, Lincolnshire, PE11 1EJ

Unit 10	Sq.ft	Sq.m
Ground Floor	1,099	102
<b>TOTAL</b>	<b>1,099</b>	<b>102</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 - £13,750.00.

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

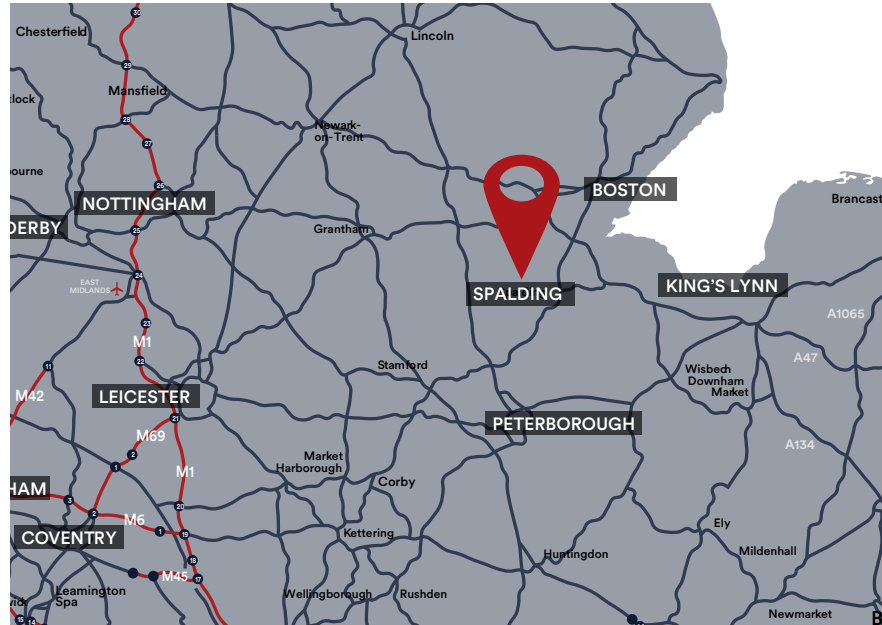
The premises benefits from a new E use class (with open A1 Food consent) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

### 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:



**T: 01775 765536**  
[www.longstaff.com](http://www.longstaff.com)

**Annabel Brotherton 07885 492588**  
[Annabel.Brotherton@longstaff.com](mailto:Annabel.Brotherton@longstaff.com)

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