



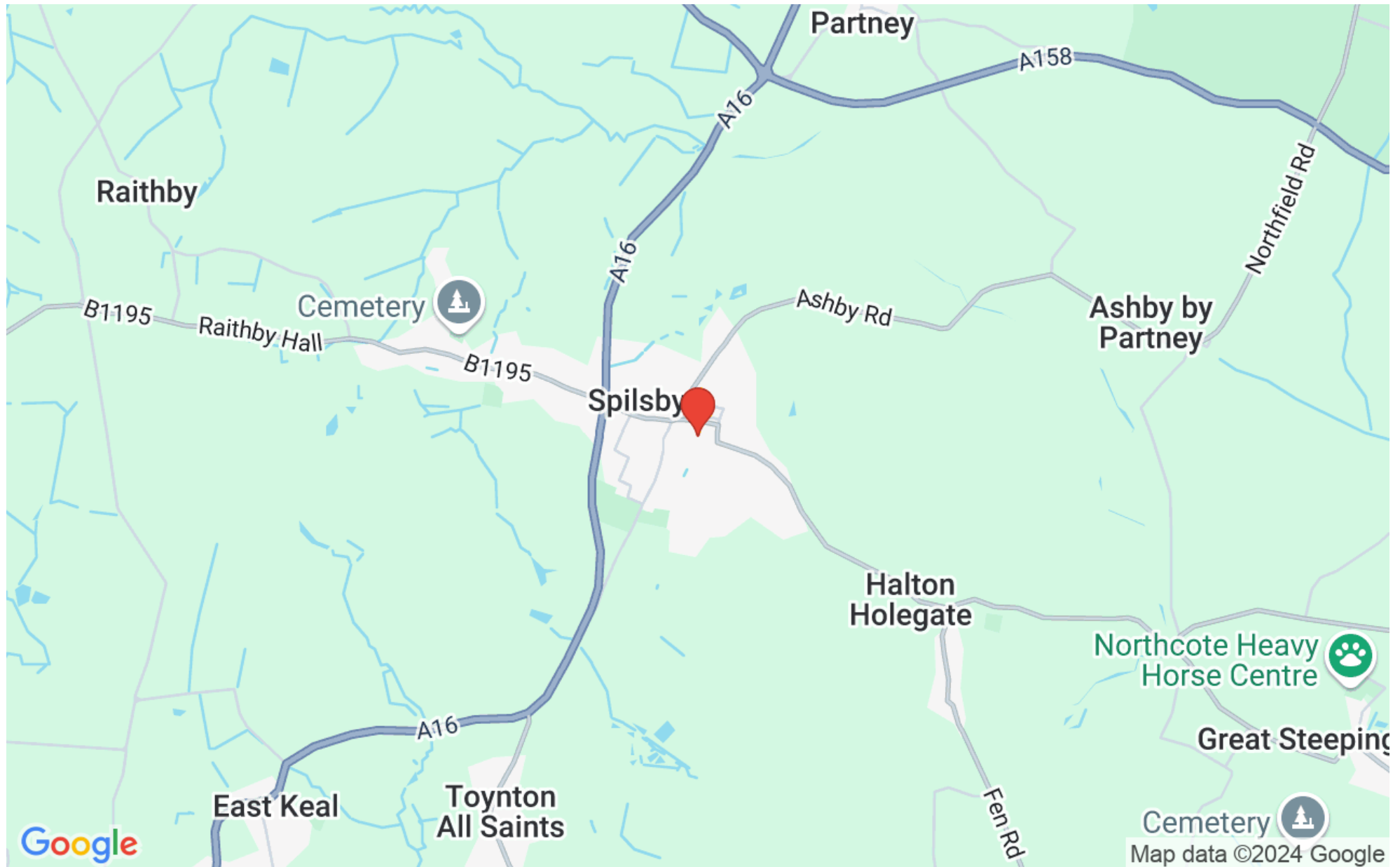
Details

- To Let
- Prime Retail Unit
- Town centre close to market place
- Former Hairdresser
- 72.4 sqm (780 sqft)
- Negotiable lease terms
- FRI Terms
- CEPC OF C
- Rateable value of £4550





Location



Overview

An excellent opportunity to take a lease on this former hairdressers and retail unit situated within the main town centre and close the the market place.



DESCRIPTION

An excellent opportunity to take a lease on this former hairdressers and retail unit situated within the main town centre and close the the market place.

Location

The property is situated in the town centre close to the market place and surrounded by a mix of commercial and residential uses. There are a number of local, regional and national retailers in the town including Sainsburys, Yorkshire Outlet shop amongst others. Spilsby is a market town adjacent to the A16 and is 33 miles east of Lincoln, 17 miles north east of Boston and 13 miles north west of Skegness. The town lies on the south edge of the Lincolnshire Wolds.

ACCOMMODATION

The shop has an overall area of 72.4 sqm (780 sqft) and has a WC and kitchen area

PLANNING

The property has an established retail us of A1 which is now E



SERVICES

Mains electricity, water, drainage are connected to the property

TENURE

The property is to be held of a minimum 3 year lease on IR&I lease terms. The tenant is to pay a 3 month rental deposit

RATEABLE VALUE

The property has a rateable value of £4550 as at the 1st April 2023

CEPC

The property has a CEPC of C which is valid until the 9th August 2027

Legal Fees

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable



LOCAL AUTHORITY
Contact East Lindsey District Council

Tel 01507 601111

VIEWINGS
Contact Pygott & Commercial

36s Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Market Street, Spilsby, PE23

Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1187767

Pygott & Crone









4 Market Street, Spilsby
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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