



Sunshine Cafe, 20 Bridge Street
Spalding, Lincolnshire, PE11 1XG

£20,000 pa

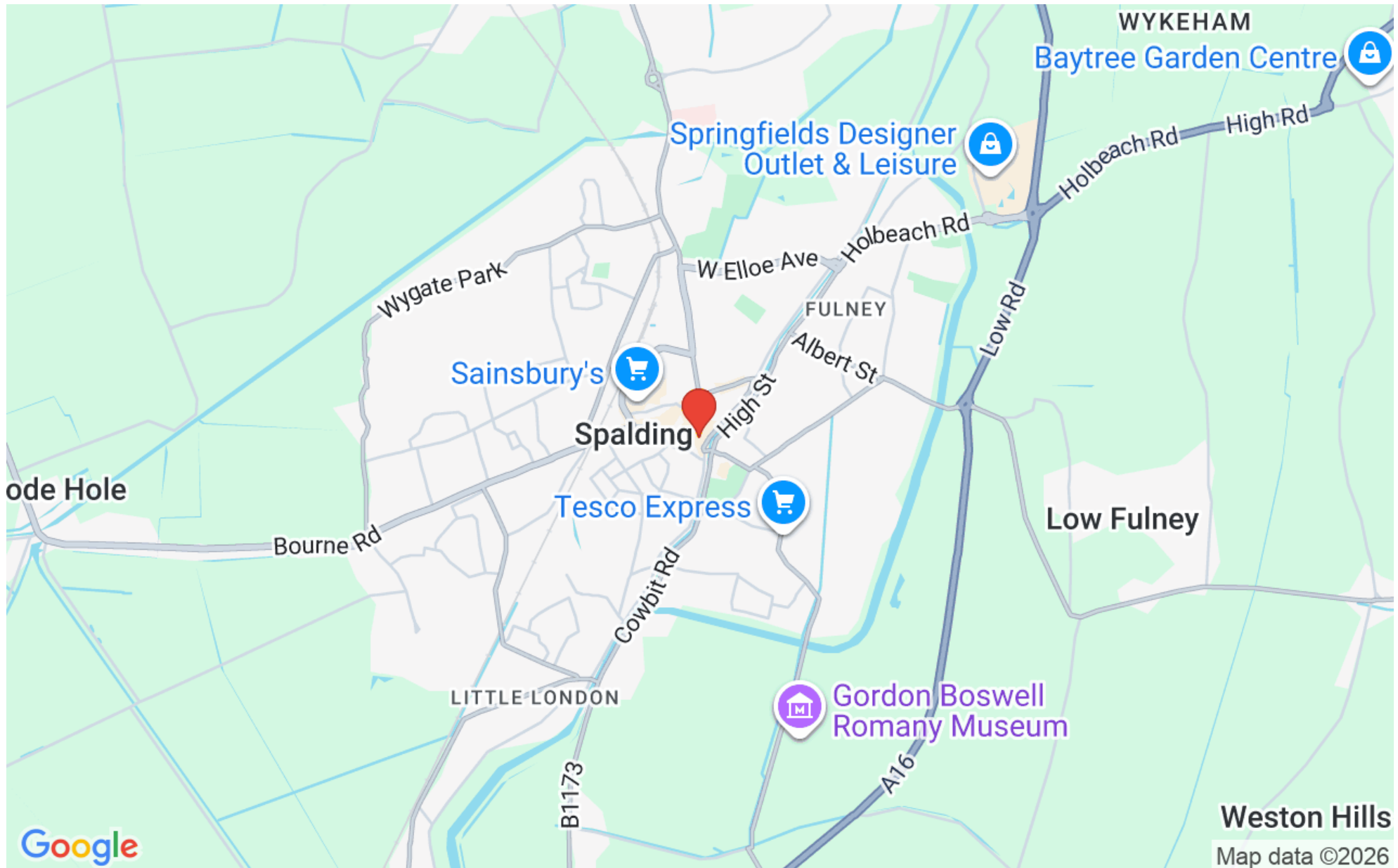
Details

- To Let
- Prominent Premises
- Retail/cafe/restaurant
- Fronts market place
- Return frontage to Bridge Street
- Ground Floor 735 sqft (68.2 sqm)
- First Floor = 534 sqft (49.6 sqm)
- Second Floor 546 sqft (50.7 sqm)
- Rent free available





Location



Overview

An excellent opportunity to take a lease on this very prominent retail/cafe/restaurant with a frontage onto Market Place and a return frontage onto Bridge Street. The property is arranged over 3 floors with an overall area of 1815 sqft (168.5 sqm)



Location

The property is located in an excellent prominent town centre location of Spalding with a frontage onto market place and the main return frontage onto Bridge Street. The property has an established use as a cafe/restaurant however could be used for a number of retail/food and leisure uses. Spalding is a market town on the River Welland in the South Holland district of Lincolnshire. The main town had a population of 30,556 at the 2021 census. The town is the administrative centre of the South Holland District. The town is between the cities of Peterborough and Lincoln.



ACCOMMODATION

The property comprises a 3 storey building with the following floor areas in accordance with the floor plan:

Ground Floor = 735 sqft (68.2 sqm)

First Floor = 534 sqft (49.6 sqm)

Second Floor = 546 sqft (50.7 sqm)

Total = 1815 sqft (168.5 sqm)

There is a basement which has not been measured

PLANNING

The property has an established use as a former retail shop and presently a cafe/restaurant

SERVICES

Mains electricity, water, gas and drainage are connected to the property

TENURE

The property is offered on a minimum 3 year lease on full repairing and insuring terms with the rent paid quarterly in advance. The tenant will be required to pay 3 month rental deposit.

RATEABLE VALUE

The property has a rateable value of £15,500

CEPC

The property has a CEPC rating of B which is valid until the 22nd December 2033



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

Contact South Holland District Council

Tel 01775 761161

VIEWINGS

Contact Pygott & Crone Commercial

Tel 01522 536777





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Sunshine Cafe, 20 Bridge Street, Spalding
is marketed through our Commercial office

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