



Tenure
Freehold.

Location

Spalding is an attractive Lincolnshire market town located some 20 miles north of Peterborough and 29 miles west of King's Lynn. The town serves an estimated retail catchment population of some 45,000 and benefits from good road communications via the A16 and A151 trunk roads. The town is also served by the rail network, with regular links to the east coast services at Peterborough.

The property is situated at the eastern end of the pedestrianised Market Place, in a prominent corner position at the junction with Bridge Street, with frontages and entrances to both streets. Occupiers close by include Bonmarché (adjacent), M&Co, Store 21, Beales Department Store, British Heart Foundation and NatWest Bank, amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor café/restaurant with customer seating and kitchen to the ground floor, additional customer seating and WCs on the first floor and second floor staff ancillary accommodation. The basement provides additional storage.

The property provides the following accommodation and dimensions:

Basement	21.80 sq m	(235 sq ft)
Ground Floor	73.65 sq m	(793 sq ft)
First Floor	52.95 sq m	(570 sq ft)
Second Floor	24.95 sq m	(269 sq ft)
Total	173.35 sq m	(1,867 sq ft)

NB. Not internally inspected by Allsop, floor areas sourced from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to BIROL AYDIN for a term of 5 years from 27th October 2014 at a current rent of £20,000 per annum. The lease provides for a rent review on 27th October 2017 and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on 27th October 2017 on 3 months' notice.

The tenant has the option to renew the lease for a further 5 years from the end of the lease subject to certain notice periods.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 105 Band E (Copy available on website).

Spalding

26 Market Place and 20, 20A, 20B Bridge Street Lincolnshire PE11 1XG

- **Prominent Freehold Restaurant Investment**
- **Busy pedestrianised town centre location**
- **Close to Beales Department Store**
- **Totals some 173 sq m (1,867 sq ft)**
- **Rent Review 2017**
- **Current Rent Reserved**
£20,000 pa

On behalf of Receivers

