



SITUATION

Occupying a prime trading position in the main pedestrianised heart of the town centre with its daily market, adjacent to **Superdrug** and **Ladbrokes**, opposite **Boots** and **Barclays** and close to **Dorothy Perkins**, **Holland & Barrett**, **Greggs**, **Coral** and many others, being only 0.2 miles from Spalding Rail Station.

Spalding is an attractive Lincolnshire market town located some 15 miles north of Peterborough and approx. 20 miles west of Kings Lynn and benefits from good road links via the A16 and A151.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first and second floors.

In addition, there is vehicular access via Red Lion Street to a **Rear Yard** and **External Store** plus off-street parking for up to **4 cars**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£18,250 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'11"
Internal Width	16'3"
Shop Depth	54'2"
Built Depth	71'0"
Sales Area	Approx. 660 sq ft
Store Area	Approx. 180 sq ft

First Floor

Storage Area	Approx. 890 sq ft
Kitchen Area	Approx. 120 sq ft
WC	

Second Floor

Storage Area	Approx. 825 sq ft
2 WCs	

Total Area

Approx. 2,675 sq ft

Plus External Breeze Block Store

Area	Approx. 340 sq ft
------	-------------------

TENANCY

The entire property is let on a full repairing and insuring lease to **Cancer Research UK (having over 590 branches) (T/O for Y/E 31/03/2015 £634.9m, Pre-Tax Profit £32.5m and Shareholders' Funds £400.9m)** for a term of 10 years from 25th March 2013 at a current rent of **£18,250 per annum** exclusive.

Rent Review and Tenant's Break March 2018

View along Hall Place



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

JOINT AUCTIONEERS
Williamson Dace Brown, 22 Canon Hill, Southgate,
London N14 6BY Tel: 020 8886 4407 Ref: Ms Katherine Dace

VENDOR'S SOLICITORS
Things Solicitors – Tel: 020 7766 5600
Ref: Ms Anna Hirst – Email: ahirst@things.com