



TO LET – £15,000 P.A.X

8 The Crescent, Spalding, PE11 1AE

Town Centre Retail/Office Opportunity



Wood Moore & Co.
Property Consultants and Chartered Surveyors

8 The Crescent | Spalding | PE11 1AE

- Prominent two storey retail/office Unit
- Well appointed, former hairdressers
- Suitable for a variety of uses
- Extending to 80.3 sqm (864 sqft)
- Staff facilities to each floor
- Nearby parking and national retailers
- Available immediately on new IRI Terms
- Flexible lease terms offered

LOCATION

The property is situated in Spalding's town centre with frontage onto The Crescent close to its junction with Spring Gardens. Public transport links are well provided with Spalding Railway Station within close proximity together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally within Spalding, with local recreational pursuits including Play Park and Spalding Indoor Bowls Club.

ACCOMMODATION

The premises comprises ground floor and basement areas:

Ground Floor

Sales area: 35,6 sqm (383 sqft)
Staff area: 8.2 sqm (88 sqft)

Basement

Sales area: 25.6 sqm (276 sqft)
Staff/Store: 10.9 sqm (117 sqft)

SERVICES

Mains electricity, water and drainage are connected. Interested parties should make their own enquiries to the relevant providers as to the capacity & suitability of the services for their intended use.

EPC

The premises have a rating of Band B (35). A copy of the certificate is available on request.

TENURE

To Let on new Internal Repairing & Insuring lease for a term to be agreed at an initial rent of £15,000 p.a exclusive.

BUSINESS RATES

The premises will need reassessing for business rates following a new lease being entered into.

VAT

VAT is not payable at the prevailing rate.

COSTS

An incoming tenant will be responsible for the landlords reasonable legal fees incurred in creating the lease.

VIEWING

Strictly by appointment by the sole agents:

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