



SITUATION

Occupying a prominent trading position in the heart of the pedestrianised town centre with its twice weekly market, adjacent to **Boots** and **Co-op Travel** and amongst such multiples as **Savers**, **Card Factory**, **Superdrug**, **Specsavers**, **Holland & Barrett**, **Greggs**, **TGJones**, **Costa Coffee**, **Lloyds Bank**, **William Hill** and many more, being less than ¼ mile from Spalding Rail Station (East Midlands Railway).

Spalding is an attractive Lincolnshire market town located some 15 miles north of Peterborough and approx. 23 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 Double Shop** with internal access to **Ancillary Accommodation** on the first and second floors (**See Note**).

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 28'5"
Internal Width 26'0"
Shop Depth 46'7"
Built Depth 55'4"
2 WCs

First Floor Ancillary (above No. 15)

Area Approx. 502 sq ft

Second Floor Ancillary (above No. 15)

Area Approx. 119 sq ft

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having approx. 1,300 branches)** for a term of 15 years from 23rd April 2026 (**in occupation since 2017**) at a current rent of **£25,000 per annum** exclusive.

Rent Reviews and Tenant's Break 2031 and 2036

Note: The first and second floors above No. 16 have been sealed off and currently there is no access to this part of the property.



£25,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

McBride Wilson & Co

Tel: 07879 637 613 Ref: Stephen Melzack

Email: sm@mcbridewilson.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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