



24&25 Bridge Street, Spalding, Lincs PE11 1XG

Ground Floor Retail/Office  
premises in Spalding Town Centre

Whole building 2,564 Sq Ft at  
£30,000 pa

Ground Floor only 1,289 Sq Ft at  
£19,900 per annum

- Rental Guide set at £30,000 for the whole building. The Ground Floor could be let independently for £19,900
- Ground Floor 1,289 Sq Ft - Whole Building 2,564 Sq Ft
- Former Banking Hall with safes and internal offices still in place.
- Air Conditioning
- Town Centre Location with high profile position on entering Spalding.

## Summary

Size - 2,564 Sq Ft  
Rent - £30,000 for the whole Building £19,900 for the Ground Floor only  
Service Charge - Dependant on space taken (GF only £495 Per year)  
Business Rates - £29,000 For the whole  
Legal Fees - Both parties will be responsible for their own fees  
VAT - Not Applicable  
EPC - D (84)

## Description

The property comprises No 24 and No 25 Bridge Street which have been combined at Ground Floor and First Floor Level. Both properties are brick construction with the entrance to the Ground Floor via No 25. The Ground Floor comprises the former banking hall for the Halifax Bank and there is a staircase to the rear giving access to the First and Second floors which were the former administration and storage rooms.

There is a separate staircase leading from Double Street direct to the First Floor and it would be possible to split the First and Second Floors from the Ground floor and let them separately. If the Ground Floor only is leased, the Landlord retains the right to convert the Upper floors into residential accommodation separately from the Commercial space.

### Location

No 24 and 25 are on the corner of Bridge Street and Double Street in a prominent position to traffic entering the town. Spalding has both local private shopping and National retailers such as Boots, WH Smith, Superdrug, Costa Coffee etc.

What3words:///sushi.lows.flame

### Viewing

Viewing is strictly by prior appointment with the joint agents P&F Commercial or Eddisons Peterborough

### Legal Costs

Both Parties will be responsible for their own legal costs.

### Accommodation

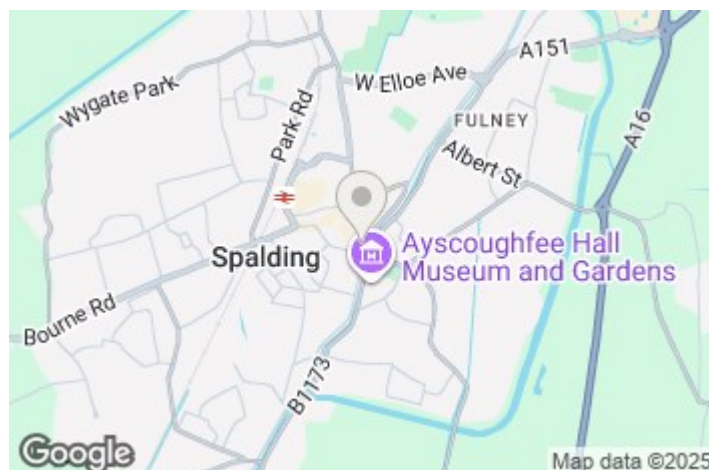
The Ground floor has open plan space plus some individual offices and storage totalling 1,289 Sq Ft There are several safes and security features that will need to be removed to use the whole floor area.

The First Floor has the Kitchen, Plant Room, Wc's and 2 Staff Room/Offices which face the front of the building. Total 743 Sq Ft excluding the Wc's

The Second Floor has 2 staircases leading to 2 staff rooms/offices to the front plus plant room and storage. Total 532 Sq Ft

### Terms

A new Full Repairing and Insuring lease will be created on Terms to be Agreed. A minimum Term of 5 years is sought with reviews and breaks to be considered. The Landlord is prepared to consider offers for the Ground Floor space only or for the whole building. Rent if the whole building is taken will be £30,000 per annum A deposit equal to 3 months rent will be held for the time of the lease. The landlord will insure the building and the tenant will reimburse the landlord in proportions based on the space leased. (GF only £995 Per year)



## Viewing and Further Information

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