CP

THE CULSHAW PARTNERSHIP

COMMERCIAL PROPERTY SPECIALISTS ESTABLISHED 1976

SPALDING

37 Hall Place PE11 1SF

LOCATION
Lloyds Bank is well located in Spalding town centre on the corner of Hall Place and Market Place.

ACCOMMODATION
The property is an attractive and prominent brick and slate corner building with stone window and door surrounds and detailing. It is Grade II Listed.

The property comprises the following:

Retail Sales	1742 ft^2
Office	460 ft^2
Storage	220 ft^2
First Floor	1500 ft^2
Basement	350 ft^2

It is possible to create separate access to the first floor subject to the usual consents

LEASE
The property is let to Lloyds Bank Plc for a term of 5 years from 1st December 2025. The lease is written on standard FRI terms. There is a tenant only Break Option on 30th November 2028.

INVESTMENT FOR SALE

RENT
£44,700

RATES
Rateable Value £45,250 (April 2026)

SALE PRICE
£425,000

GROSS YIELD
8.5%

LEGAL COSTS
Each Party is to be responsible for their own legal costs

EPC
B Certificate valid until 2034

VIEWING
By arrangement by this office only

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