



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 ft²

Office 460 ft²

Storage 220 ft²

First Floor 1500 ft²

Basement 350 ft²

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

10.52%

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

29 High Street East, Uppingham, Rutland, LE15 9PY

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Partners: Justin Fowler MRICS, John Tookey

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Regulated by the RICS. Registered office as above.