

lot 22

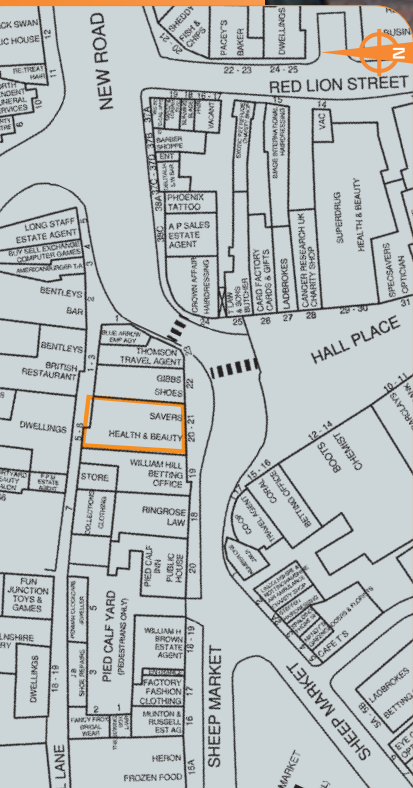
20/21 Hall Place
Spalding, Lincolnshire PE11 1SQ

Rent
£41,500
per annum
exclusive

Freehold Retail Investment

- Entirely let to Savers Health & Beauty Limited
- Approximately 248.33 sq m (2,673 sq ft)

- Prominent position on the town's prime pedestrianised retail thoroughfare
- Nearby occupiers include William Hill, Boots, Barclays Bank, Greggs and Superdrug



Location

Miles: 15 miles south of Boston
21 miles north-east of Peterborough
29 miles west of King's Lynn

Roads: A16, A151
Rail: Spalding Railway Station
Air: Birmingham International Airport, Luton Airport

Situation

The property is situated in a prominent position in the heart of the town centre at the end of Hall Place, Spalding's prime retailing thoroughfare. Nearby occupiers include William Hill, Boots, Barclays Bank, Greggs and Superdrug.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot

NB: Some of the partners of Reid Rose Gregory disclose an interest in the property.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	171.96 sq m	SAVERS HEALTH & BEAUTY LIMITED (1)	5 years from 23/01/2012 on a full repairing and insuring lease	£41,500	22/01/2017
First	Ancillary	76.37 sq m				
Totals		248.33 sq m	(2,673 sq ft)		£41,500	

(1) Founded in 1988, Savers has since expanded aggressively and currently runs over 230 stores, extending throughout England, Scotland and Wales. (Source: www.savers.co.uk 18/01/2013)

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