

Prime Roadside Opportunity; Springfields Outlet Spalding Lincolnshire



RETAIL PROPERTY CONSULTANTS



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Opportunity

- Roadside Site 1 acre close to Springfields Outlet and A16 / A151 junction
- Close to Springfields Outlet with an annual footfall over 2.4m
- Substantial catchment– There are 6.3m residents (worth £26.4bn) and 12.3 million overnight tourist visits (worth £1.4bn) within 90 minutes
- Unique character building; Fulney Hall situated on a large roadside site
- Ability to extend / develop
- Variety of uses considered - Food & Beverage, Day Nursery, offices, leisure, healthcare, wellbeing, spa

Location

Situated close to Springfields Outlet a leading regional destination in the region comprising premium outlet retailers, outdoor children's adventure park and 25 acres of Chelsea designer gardens. These gardens generate c500k annual visits and are one of the district's most popular destinations, multiplying reasons to visit, extending dwell times and increasing demand for food & beverage and similar leisure uses.

There is an adjoining Travelodge Hotel and Blue Diamond Home & Garden Centre. Drawing from a large catchment Springfields is midway between Lincoln, Peterborough and Norwich, close to the strategic junction of the A16 and A17.

Accommodation

Ground Floor	191.24sqm / 2,052sqft
First Floor	110.65sqm / 1,186sqft
Total	301.89sqm / 3,238sqft

Planning permission for a new A3 unit of approx. 2,082sqft is possible therefore options to create a larger open plan space is available. The total site is approx. 1 acre.

Rent

£35,000 per annum for the existing building.

Planning

Planning permission was granted in 2011 for a new 'A3' restaurant unit . Planning reference H16-0109-11 South Holland District Council. Fulney Hall is Grade II listed and there are tree preservation orders within the site. Further details are available upon request.

EPC

Energy Rating D

Contact Further Information / Viewings

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Fulney Hall, Holbeach Road, Spalding, Lincolnshire PE12 6ER



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Springfields Outlet

- East Anglia's only Designer Outlet
- Highly successful regional destination with over 2.4m annual footfall
- Springfields' customer database shows guests from across Eastern England and beyond. 25% of guests live beyond 60 minutes
- Substantial catchment– There are 6.3m residents (worth £26.4bn) and 12.3 million overnight tourist visits (worth £1.4bn) within 90 minutes
- Premium retailers; Levis, Dune London, Osprey London, White Stuff, Joules,

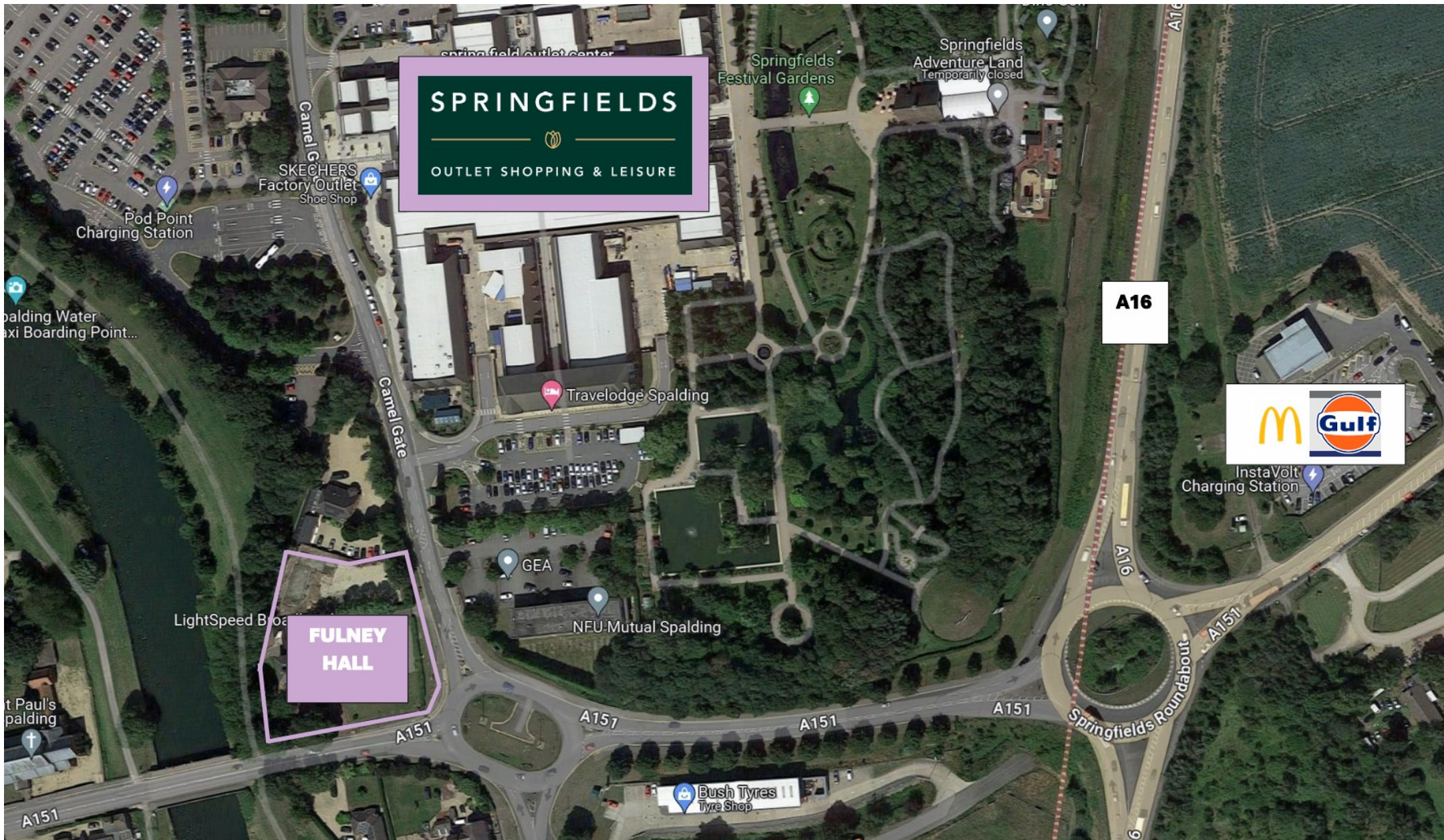
- The most relevant brands are the highest performers and in substantial growth, including Radley London, Skechers, Dune London, Levi's, and Joules
- 2023 turnover up 11% vs 2022.
- Up 22% vs pre-pandemic
- Recent new store openings, Levi's and Cadbury's, both exceeding forecasts
- Significant upsizes for Skechers Beauty Outlet and Raging Bull due to overperformance



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