



5a Wygate Park

Spalding, PE11 3GD



Agreement

To Let



Detail

Retail Unit



Rent

£10,500 pax



Size

85.58 sq m (705 sq ft)



Location

Spalding, PE11 3GD



Property ID

#216/2026G

For Viewing & All Other Enquiries Please Contact:



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MRICS

Surveyor

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Property

The property comprises a well-presented lock up retail unit with a good frontage onto Wygate Park.

Internally, the unit has been fitted out as a former flooring showroom with a mix of painted, plastered and wallpapered walls, wood effect vinyl flooring and a suspended ceiling with overhead linear fluorescent lighting. The unit has a disabled WC.

Externally, the new tenant will have use of the service yard to the rear, along with the customer car park at the front.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	65.58	705

Energy Performance Certificate

An EPC is being commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: South Holland Council
Description: Shop and Premises
Rateable value: £11,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

Rent

£10,500 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

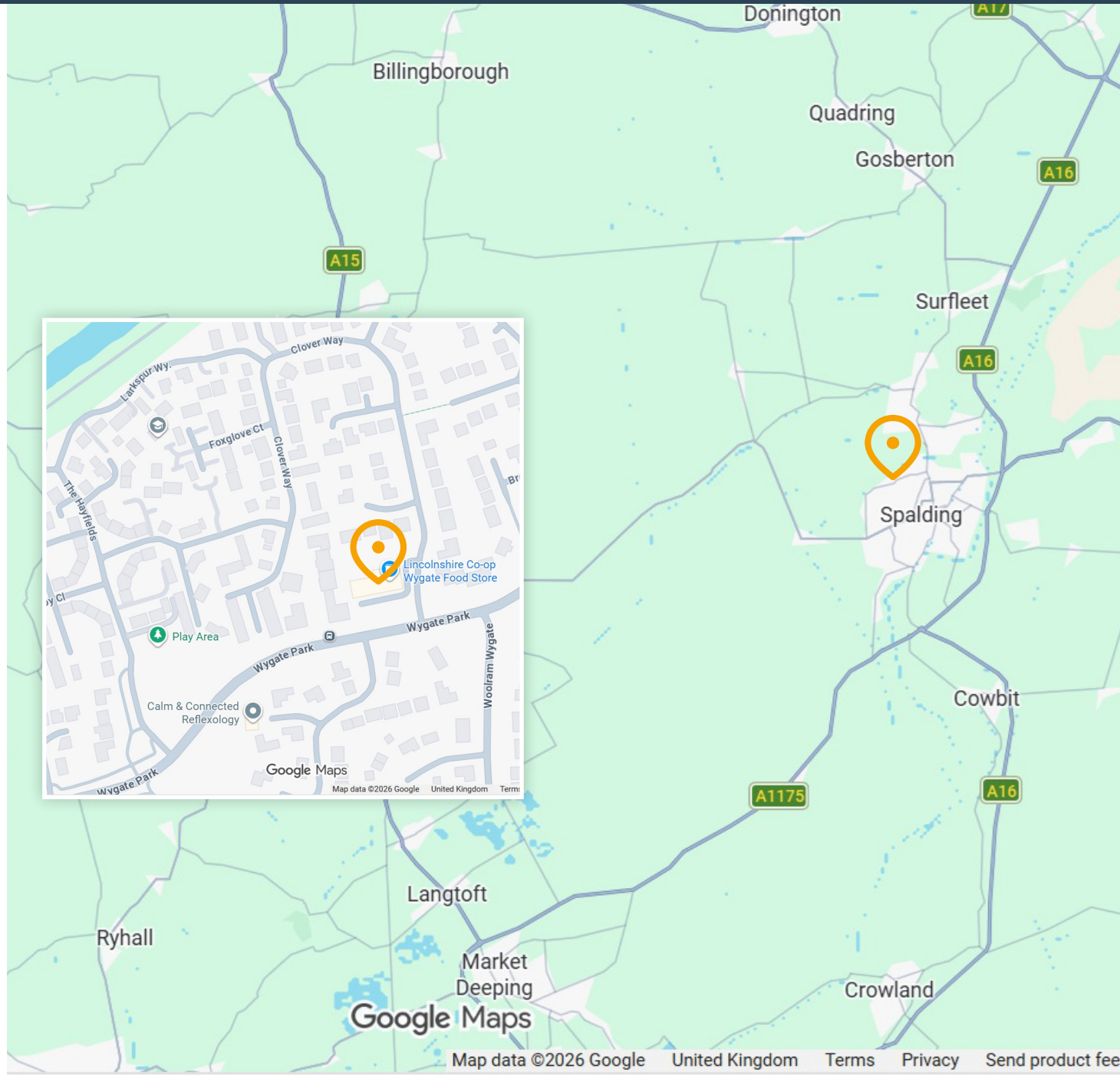
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

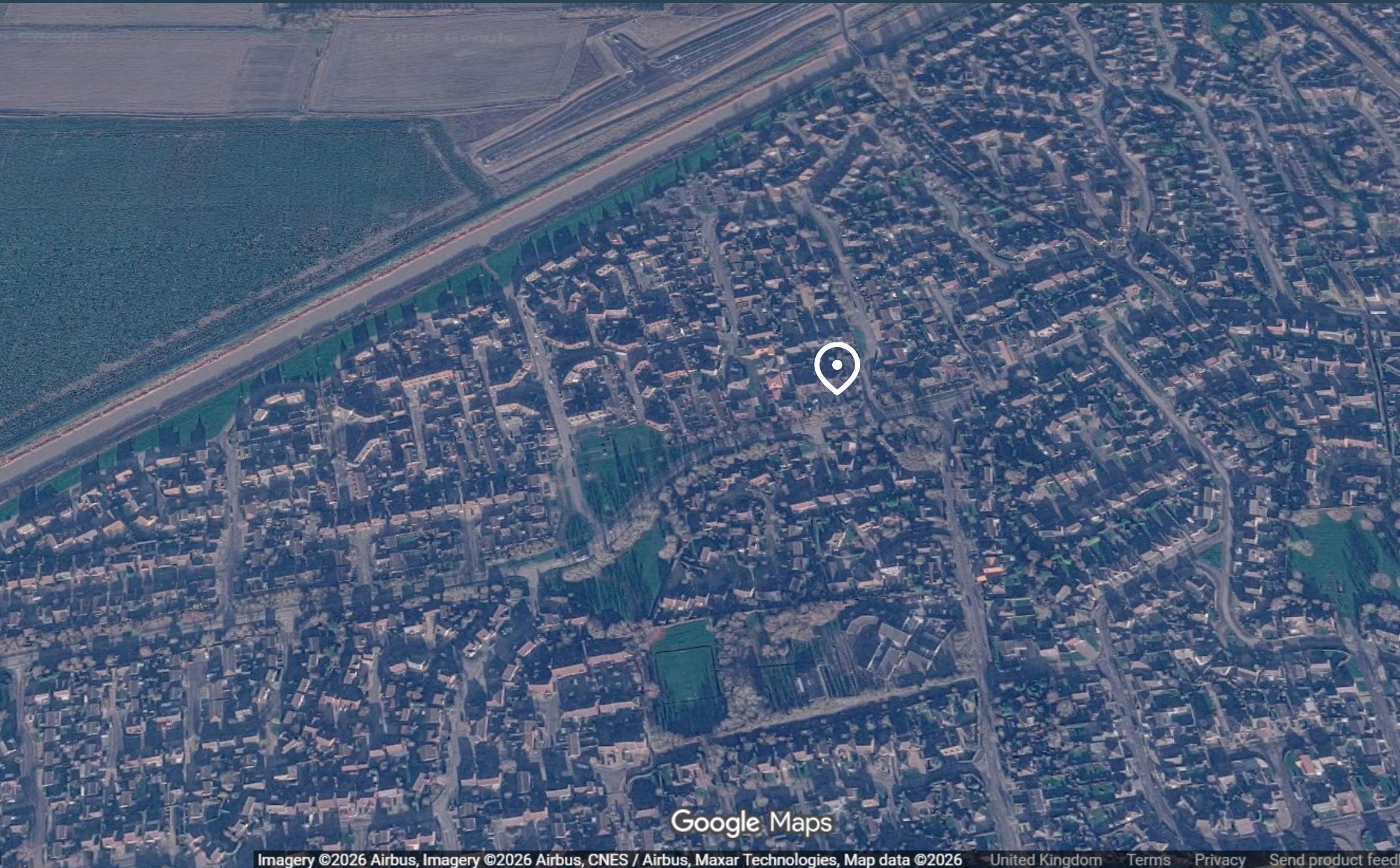
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Wygate Park is a well-established residential development located on the north western edge of Spalding, offering strong connectivity to the A16 and A151, with onward links to Peterborough, Boston, and the wider region. The commercial offering includes a Lincolnshire Co-op, Fish and Chip shop, Spa and Salon.

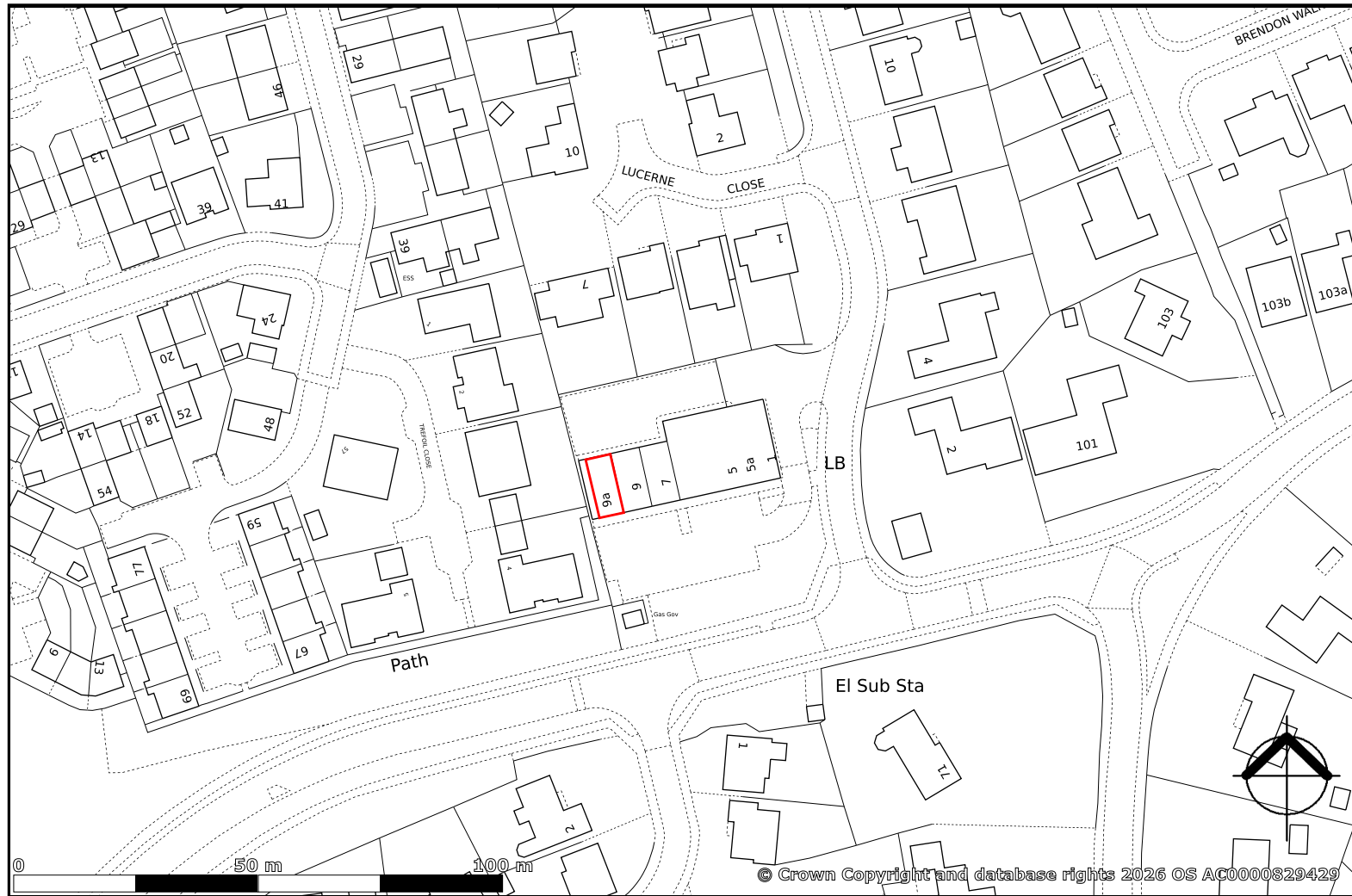




Google Maps



5a Wygate Park, Spalding, PE11 3GD



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Plotted Scale - 1:1,250