



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 on 6 months written notice.

INVESTMENT FOR SALE

RENT

£44,700

RATES

Rateable Value £45,250
(wef 1st April 2026)

SALE PRICE

£525,000

GROSS YIELD

8.5%

LEGAL COSTS

Each Party is to be responsible for their own legal costs

EPC

Rated B, valid until 2034.

VIEWING

By arrangement by this office only

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

01572 822791 www.cpsip.co.uk

Partners: Justin Fowler MRICS, John Tookey

Misrepresentation Act: These particulars have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded.

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales.
Regulated by the RICS. Registered office as above.