

BRUCE MATHER

INDEPENDENT ESTATE AGENT



15-16 Hall Place, Spalding, PE11 1SA

Asking Price £289,950

A WELL POSITIONED FREEHOLD COMMERCIAL investment situated in Spalding's high-footfall, pedestrianised Town Centre having a commercial lease to Betfred for 15 years from 23rd April 2026, generating a rental income of £25,000 per annum exclusive.

Spalding provides a twice weekly market and the premises is next door to Boots and Co-op Travel, having Savers, Card Factory, Superdrug, Specsavers, Holland & Barrett, Greggs, TG Jones, Costa Coffee and Lloyds Bank in the surrounding shopping area.

EXECUTIVE INVESTMENT SUMMARY

- Tenant Covenant: 100% let to Done Brothers (Cash Betting) Limited t/a Betfred, a market-leading bookmaker operating over 1,300 UK branches.
- Long-Term Lease: Brand new 15-year Full Repairing and Insuring (FRI) lease from 23rd April 2026, through to 2041. Break Clauses 2031 and 2036
- Rental Income: £25,000 per annum exclusive, with built-in the same or upward-only rent reviews scheduled for 2031 and 2036.
- Trading History: The tenant has successfully occupied this prominent town centre position since 2017. 7 days a week trading.
- Prime High Street Position: Occupies a dominant mid-terrace, double-fronted plot within the heavily pedestrianised retail heart of Spalding.
- Betfred posted a net profit on £112.6 million with a post tax profit of £128.8 million on 5th January 2026.

LOCATION

The property occupies a prime retail location on the south side of the pedestrianised Hall Place, directly adjacent to its busy junction with Market Place. Hall Place serves as the primary retail corridor for Spalding, enjoying exceptionally high daily footfall.

Spalding is a busy market town having twice weekly markets, globally recognised as a core hub of the UK Food Valley. It features strong transport networks and an affluent localized catchment area.

PROPERTY

A well located, large double fronted mid terrace building 3 storey building comprising a Ground Floor Double Shop with internal access to Ancillary Accommodation on the first and second floors. The property consists of 2 properties each with a separate Land Registry Title Number, see plans on brochure rear page.

NOTE: The first and second floors above No. 16 have been sealed off and currently there is no access to this part of the property.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage - 28'5"
Internal Width - 26'0"
Shop Depth - 46'7"
Built Depth - 55'4"
2WCs

First Floor Ancillary (above No. 15)
Area Approx. 502 sq ft

Second Floor Ancillary (above No. 15)
Area Approx 119 sq ft

TENURE

Freehold. The property is subject to a 15 year lease commencing 23rd April 2026 at a current rent of £25,000 per annum exclusive. A copy of the Lease is available for inspection at our offices at 6 Pump Square, Boston.

VAT

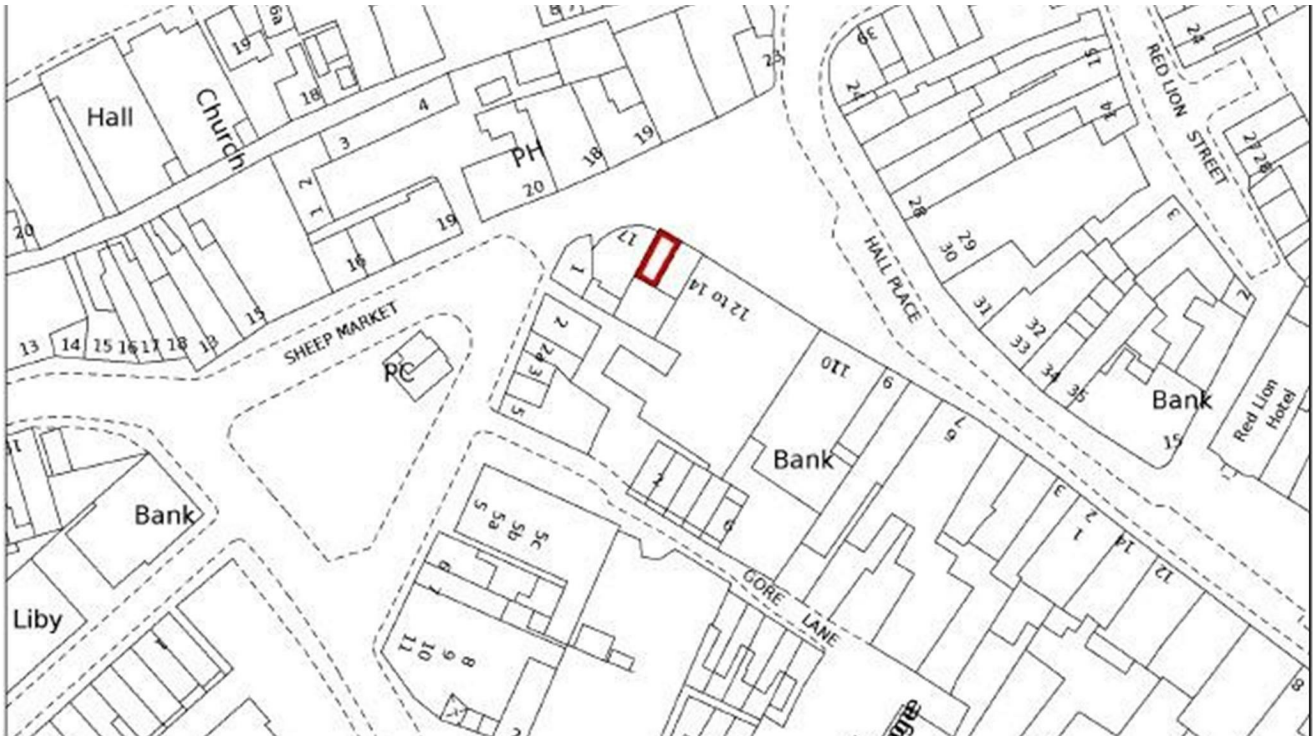
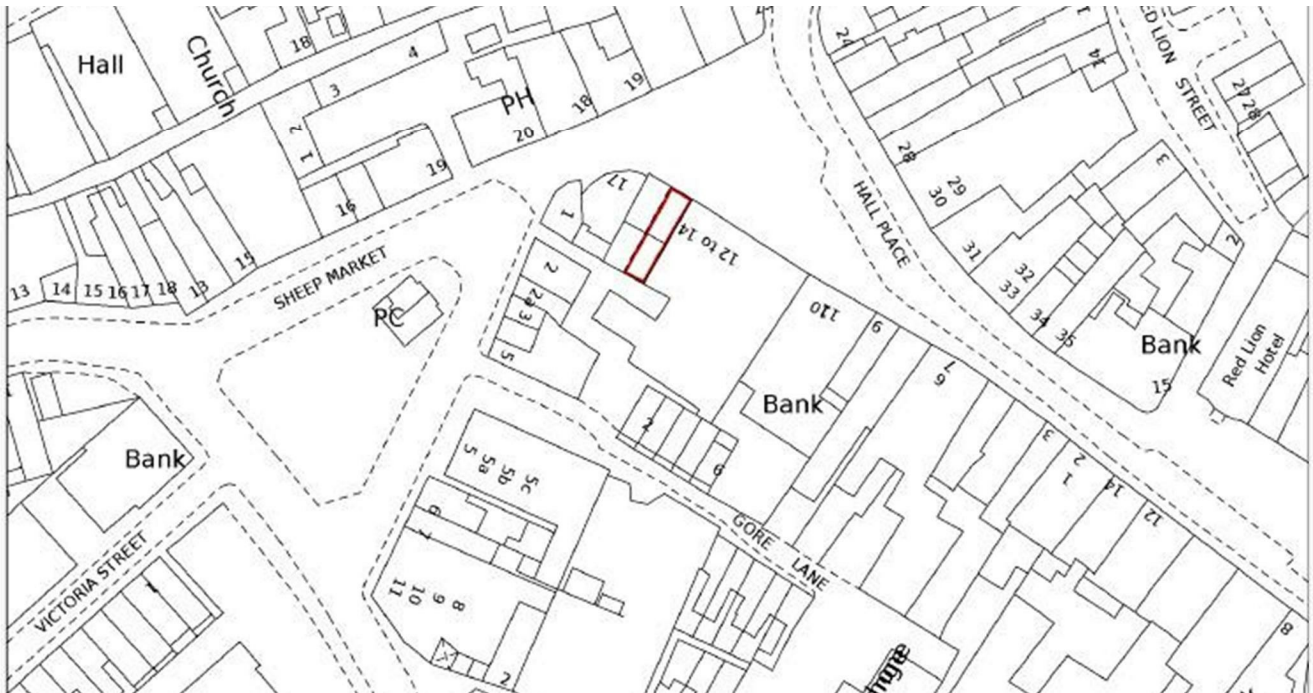
We are informed VAT is not applicable to this property,

EPC

The Energy Performance Certificate is to 24th February 2030 and is a D rating

VIEWINGS

Through the Commercial Agent Bruce Mather Ltd
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