# BRUCE MATHER

INDEPENDENT ESTATE AGENT










## 4 Market Street, Spilsby, PE23 5JT

## £565 Per Month

A single storey RETAIL UNIT TO LET in the historic market town of Spilsby. The unit enjoys frontage to Market Street and close to the Market Place. The property is located in the heart of the town with a mixture of commercial and residential uses. There are a variety of retail outlets, places to eat and Public Houses in the vicinity. Having a Wealth Management Company and a Cafe either side.

High Profile on the Busy B1195.

THE LANDLORD WILL CONSIDER A TAKEAWAY, SUDJECT TO THE NECESSARY PERMISSIONS.

Lease: FR& I . 3 years +

£565 per month, with a concessionary rent of £400 per month for the first 12 months.

RECEPTION AREA
Having glazed door and large display window overlooking the Market Place

SALON AREA
Having 6 workstations; 2 back wash basins and 1 forward wash basin; 4 wall mounted hairdryers; Stainless steel sink and drainer; Range of wall and base units. Steps and saloon doors leading to:-

OFFICE/UTILITY AREA
Having range of base units; plumbing for washing machine; windows to side elevation; door leading to low level W.C and wash hand basin; Door leading to:-

KITCHEN AREA
Having stainless steel sink and drainer; range of wall and base units. gas wall mounted boiler, window to side elevation; recessed cupboard area; door leading to the first floor flat, which is available by separate negotiation, and the rear access of the building.

BUSINESS RATES
We understand from the VOA website the current Rateable Value Assessment is £4,950. Interested parties are advised to contact East Lindsey District Council to verify the amount of business rates payable.

TENURE
The property is available by way of a new FRI type lease with negotiable terms.
Lease: FR& I . 3 years +

DEPOSIT
A deposit equivalent to 2 months' rent will be payable.

VAT
We believe there will be no VAT payable on the rent.

LEGAL COSTS
The ingoing tenant is responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

REFERENCES
Prospective tenants are required to pay £49.95 (£42.00+£7.95 VAT) for a credit check.

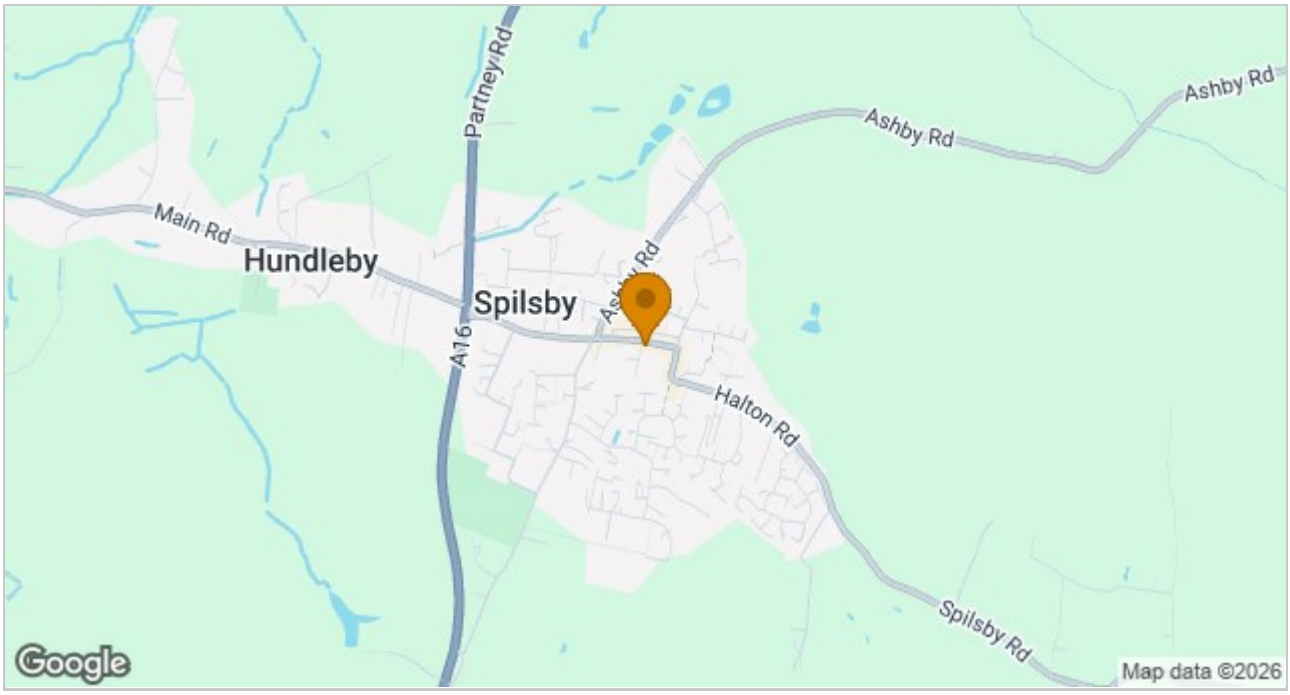
PLANNING
Business Class E usage.
Interested parties must consult with East Lindsey District Council Planning Department to ensure the property is suitable for their required usage.

AGENTS NOTE
Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Lessors of this property whose Agent they are give notice that:- 1) the particulars, whilst believed to be accurate, are set out as a general outline for intended lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING
By appointment only through the Agents, Bruce Mather Ltd. Tel: 01205 365032 Option 3

# Area Map


















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