34-36 HIGH STREET
SPILSBY, PE23 5JH

ALL ENQUIRIES

- Town Centre Retail/Office Premises
- Total NIA approximately 117.3 sq.m / 1262.6 sq.ft
- Prominent position on Spilsby High Street
- Immediately adjacent to key town centre retail and professional services
- Excellent visibility to passing trade
- Split-level accommodation including retail/office, kitchen, offices to first floor
- Available on a new lease or to purchase freehold
- EPC Rating – C

RENT: £7,500 Per Annum
PRICE: £140,000 with vacant possession

01507 601633 | survey@tes-property.co.uk
www.tes-property.co.uk

LOCATION
Spilsby is a popular market town situated at the eastern foot of the Lincolnshire Wolds with a resident population of approximately 2500 persons. It lies some 12 miles west of the resort of Skegness and 15 miles north of the market town and port of Boston with its main communication link being via the A16 Grimsby to Boston road which by-passes the west side of the town. The A158 Skegness – Lincoln route passes just to the north.

The property occupies a prominent position within Spilsby's main thoroughfare, immediately adjacent to the town's principal retail and professional service offerings. With convenient access to surrounding amenities and visibility to passing trade, the building offers an excellent opportunity for retail or office use in the heart of the town centre.

ACCOMMODATION

GROUND FLOOR

RETAIL AREA
4.20m x 7.15m
Split by brick wall.

OFFICE
4.70m x 3.80m
With understair cupboard.

KITCHEN
With wall, base and drawer units, space for fridge, stainless steel sink and drainer, storage area, and door to rear shared courtyard.

REAR LOBBY
With staircase leading to First Floor.

FRONT OFFICE 1
4.20m x 3.55m
With electric storage heater.

FRONT OFFICE 2
4.20m x 3.50m
With electric storage heater, meter cupboard, and fuse box.

STORE
2.80m x 3.03m

TOILET
With WC and wash hand basin.

REAR STORE
2.76m x 3.30m
With shelving and electric storage heater.

SERVICES
Some mains services are understood to be available, including electric, water and sewerage. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Office and premises
Rateable Value - £6,700 (£7,400 from 1st April 2026)
Rating Authority - East Lindsey District Council.

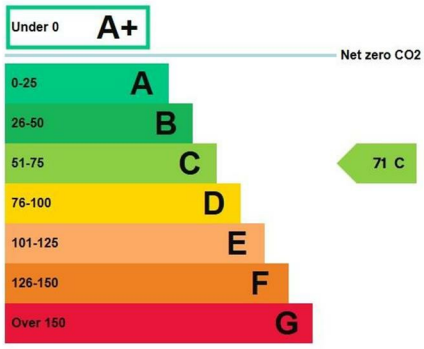
SALE/RENT
The property is available to let on a new lease at a rent of £7,500 per annum exclusive. Alternatively, the freehold interest is available at an asking price of £140,000

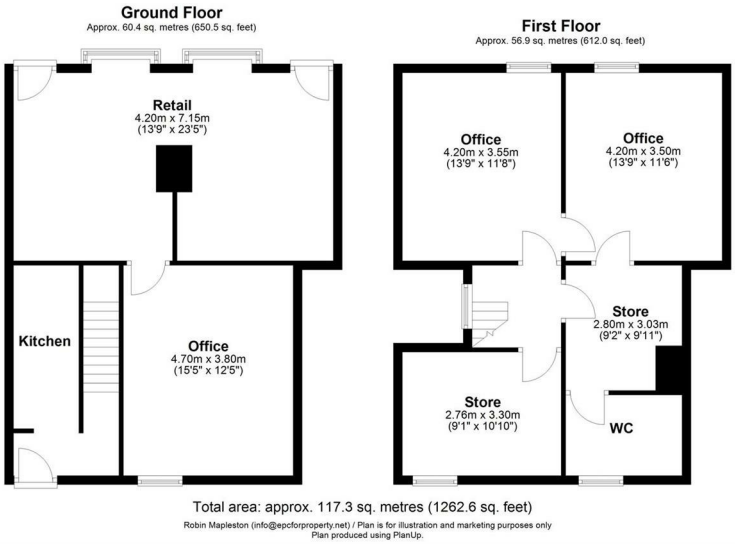
LEGAL COSTS
LETTING: The ingoing tenant will be responsible for the landlord's reasonable legal costs.
SALE: Each party to be responsible for their own legal fees.

VAT
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING
Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.