



## 34-36 HIGH STREET SPILSBY, PE23 5JH

### TO LET

- 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
- EPC Rating – C

**RENT: £7,500 Per Annum**

## 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.

## OPTION TO PURCHASE

The property may be available for purchase by separate negotiation.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## 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

