

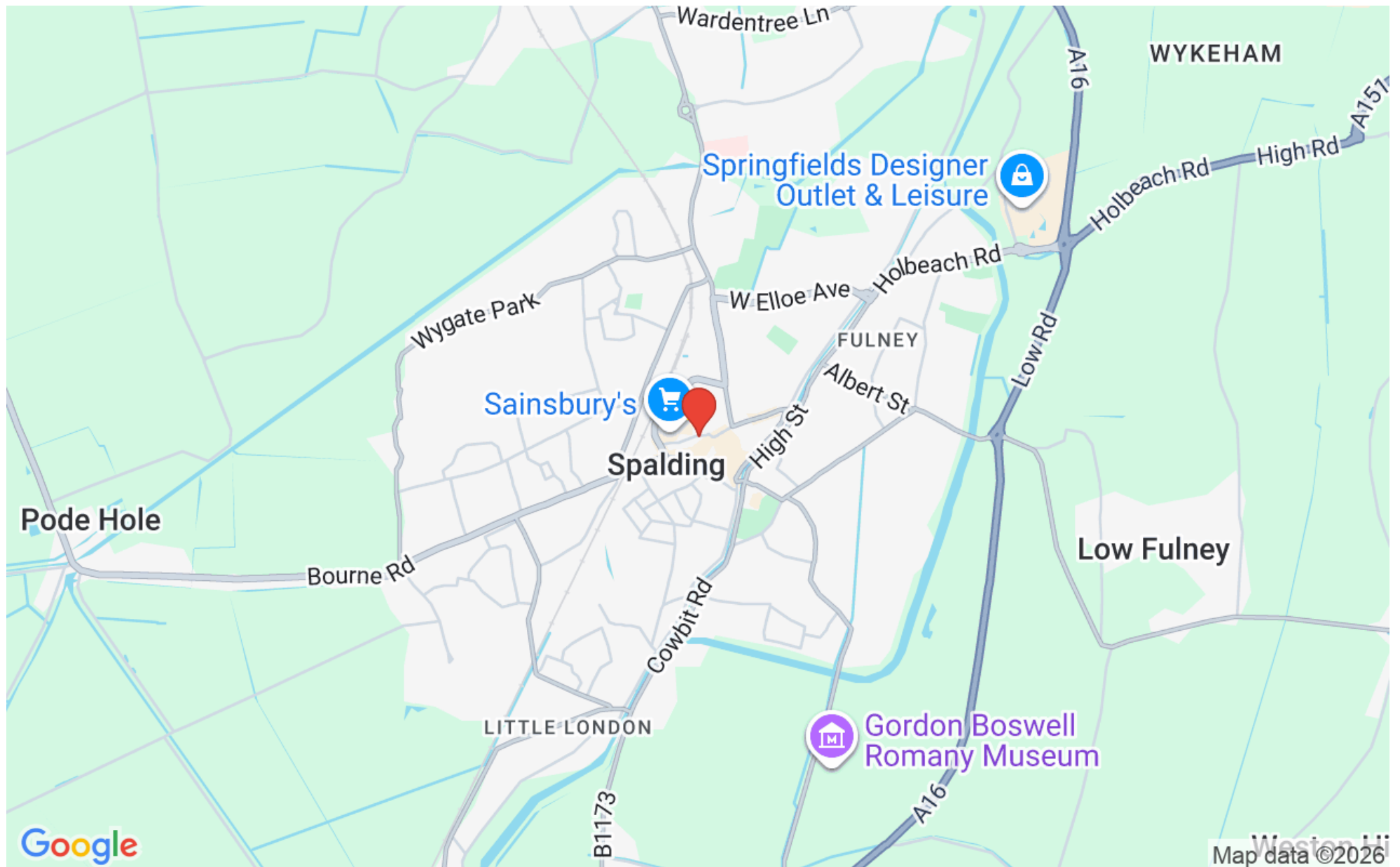


Details

- For Sale
- Popular town centre Cafe/restaurant
- Main pedestrian thoroughfare
- Well equipped
- Well established
- Potential for expansion
- Close to public car park
- Overall area of 1232 sqft (114.3 sqm)
- Over 2 floors



Location



Overview

An excellent opportunity to purchase and take on a lease on this well established and popular café/restaurant which has great potential for further expansion. The property is in a prominent situation on a main pedestrian walk through from the town centre and main retail park which includes Sainsburys and Poundstretcher, Holland Market and the railway station and public car parking.



Location

An excellent opportunity to purchase and take on a lease on this well established and popular cafe/restaurant which has great potential for further expansion. The business has high ratings on social media from 4 to 4.6 out of 5. The property is in a prominent situation on a main pedestrian walk through from the town centre and main retail park which includes Sainsburys and Poundstretcher, Holland Market and the railway station and public car parking. Spalding is a market town on the River Welland in the South Holland district of Lincolnshire. The main town had a population of 30,556 at the 2021 census. The town is the administrative centre of the South Holland District. The town is between the cities of Peterborough and Lincoln.



ACCOMMODATION

The property comprises 2 storey including

Ground Floor = 611 sqft (56.7 sqm)

with cafe, counter, bar and main commercial kitchen with customer WC and stairs to first floor

First Floor = 621 sqft (57.6 sqm) with large main dining/restaurant

The business is being sold as it being fully fitted with good quality fixtures and fittings and a full inventory will be made available. The property has space for 45 covers inside and an outside area available. The Loft is a popular café known for its friendly atmosphere and very polite staff. The menu offers a wide variety of fresh and tasty food at reasonable prices, making it a favourite in the area. The café also offers convenient parking nearby at the Sainsbury's car park.

PLANNING

The property has established use as a cafe/restaurant

SERVICES

Mains water, electricity, gas and drainage

TENURE

The property is subject to an assignment of an existing lease and further details can be obtained from the agents. The present rent is £1666 pcm exclusive



RATEABLE VALUE

The property has a rateable value of £15500

CEPC

The property has a CEPC rating of E which is valid until the 31st October 2031

LEGAL COSTS

Each party are responsible for their own legal costs. The ingoing tenant will be responsible for the landlords legal costs in respect for providing consent to the assignment of the lease

VAT

The price and rent are exclusive of VAT

LOCAL AUTHORITY

South Holland District Council

Tel 01775 761161



VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777





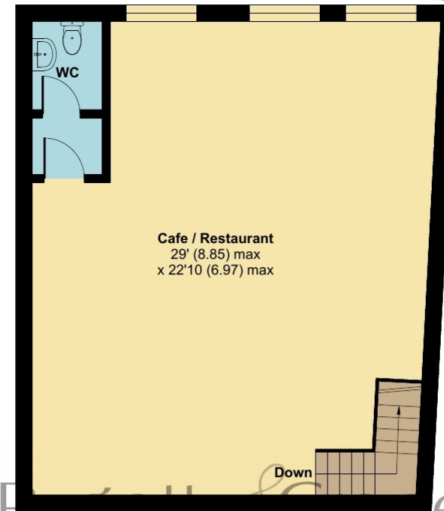
Swan Street, Spalding, PE11

Ground Floor Net Internal Area = 611 sq ft / 56.7 sq m

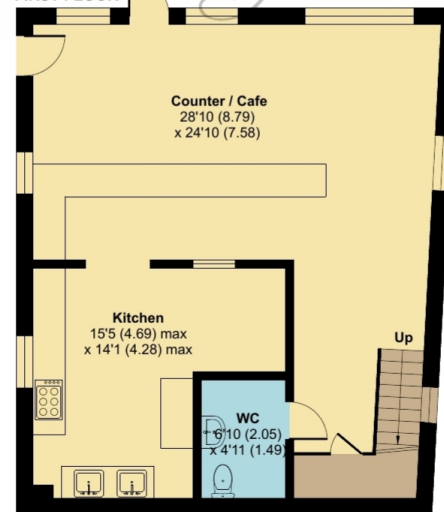
First Floor Net Internal Area = 621 sq ft / 57.6 sq m

Total = 1232 sq ft / 114.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2026. Produced for Pygott & Crone. REF: 1484746











The Loft, 68 Swan Street, Spalding
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939