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CHARTERED SURVEYORS

86 Winsover Road, Spalding – Marketing Report/ Property condition Summary

R Longstaff and Co LLP have acted as a Letting agent for the owner of 86 Winsover Road, Spalding, Mr B Parkinson, since the business of Parkinsons Butchers ceased.

The former Butchers shop sits as an outliner retail property to the main Town centre of Spalding, and is not in an area where there are other shops, and therefore whilst there is some passing footfall, it does not attract the footfall that those shops on Winsover Road closer to the Town centre, do.

The building is of solid brick construction, with a shallow pitched hipped slate roof, and it is un-insulated. It does not have a Wc within the shop itself, the Wc being located in a block of buildings in the adjacent yard, and there is no fixed heating, so it has proved costly to Tenants to heat.

The property is therefore in more of a basic form than many other retail units we offer to let, and has generally deteriorated since our first involvement with letting the property. We understand the Wc has been vandalised in the last 12 months, and there is therefore no longer a WC to offer with the premises.

Over the last 15 years, the property has been let by this firm on 4 occasions, with occupiers ranging from being involved in the sale of Wedding Dresses, Motability equipment, Bikes, and latterly Aquatics. Each letting has been for a fixed 3 year term. Tenants have generally moved out at the end of the term, however the last tenant, who took a lease of the property in October 2022, vacated the property early (in 2023), when his business ran into financial difficulty, and the property has not been occupied since.

When last offered to let in 2022, the property was vacant for 6 months before a letting was secured. Parties who viewed the property are recorded as having expressed concern about the lack of nearby parking, the building needing improvements in heating, and queuing traffic on Winsover Road adjacent the premises at times, due to the Level Crossing on Winsover Road being down, as being reasons for not taking forward their interest in the property.

The current demand for retail space generally in town centres and in Spalding has diminished over the last 10 years, with changes in the online shopping habits of consumers being the main contributory factor.

Signed .....

Mrs A S Brotherton BSc (Hons) MRICS

Date 19/12/2025