



14-16 Winsover Road, Spalding, PE11 1EJ

£7,999

- Well-established Polish deli, successfully trading for over 15 years
- Prime town-centre location in Spalding, Lincolnshire with strong footfall and nearby parking
- Wide range of Polish and European groceries, fresh produce, beers, and spirits (off-licence)
- Loyal customer base with increasing turnover and strong local reputation
- Fully equipped business with all fixtures and fittings included; two staff in place
- Leasehold price £7,999 with annual rent of £12,000; training available for smooth handover

Well-established Polish deli for sale in Spalding, Lincolnshire. Family-run for 15 years, the business enjoys a prime town-centre location with strong footfall, loyal customers, and growing turnover. Fully equipped with an off-licence, two staff in place, and training available. Leasehold £7,999, annual rent £12,000, with excellent potential for further growth.

Well-Established Polish Deli for Sale – Spalding, Lincolnshire

An excellent opportunity has arisen to acquire a well-established Polish deli, now available for sale due to the owner's retirement. This successful, family-run business has been trading for over 15 years and has built a strong reputation within the local community for its high-quality products, friendly service, and diverse product range.

The deli is ideally located in Spalding, Lincolnshire, a thriving market town known for its strong local economy, rich agricultural heritage, and growing population. Spalding benefits from a steady flow of residents and visitors, supported by a mix of independent retailers, national brands, schools, and nearby residential areas. Its town-centre setting ensures high footfall, while nearby parking provides excellent convenience for customers.

The shop itself is presented to a high standard, featuring a modern and tasteful interior with well-organised shelving and an efficient layout designed to maximise retail space. The business offers an extensive range of Polish and European groceries, fresh produce, spirits, beers, and speciality items, catering not only to the local Polish community but also to a wider customer base seeking authentic European products.

This well-stocked deli enjoys a loyal and repeat customer base and continues to show increasing turnover year on year. The sale includes all fixtures and fittings, allowing a new owner to take over and continue trading immediately. The business currently employs two members of staff, providing operational support and continuity.

Although the business does not currently operate online, this presents a significant opportunity for

growth through social media marketing, online ordering, or local delivery services. There is also scope to explore alternative or complementary uses of the premises, subject to the relevant permissions.

The property benefits from an off-licence and occupies a convenient and visible town-centre position, making it a highly attractive investment. The current owner is willing to offer training and support to ensure a smooth transition for new proprietors.

The leasehold is available at £7,999, with an annual rent of £12,000.

With its prime location in a well-connected and welcoming market town, established customer base, and clear potential for future expansion, this business represents an outstanding opportunity for anyone looking to take on a profitable and well-regarded retail venture in Spalding, Lincolnshire.

Main Shop Floor 19'7" x 16'10" (5.99m x 5.15m)

Additional Sales Area 9'0" x 12'6" (2.76m x 3.83m)

Utility Area 3'1" x 5'10" (0.96m x 1.80m)

W.C





Additional Information

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service

and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE11 1EJ.

Verified Material Information

Tenure: Business for sale as an ongoing lease.
 Building not included as part of the sale,
 Council tax band: TBC
 Annual charge: £12,000
 Property construction: N/A
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: TBC
 Broadband: As stated by Ofcom,
<https://www.ofcom.org.uk/mobile-coverage-checker>
 Mobile coverage: As stated by Ofcom,
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=pe111ej&uprn=100032157839>

Parking: None

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: Medium by rivers and sea, very low by surface water

Coastal erosion risk: No

Planning permission: Not known

Accessibility and adaptations: Not known

Coalfield or mining area: No

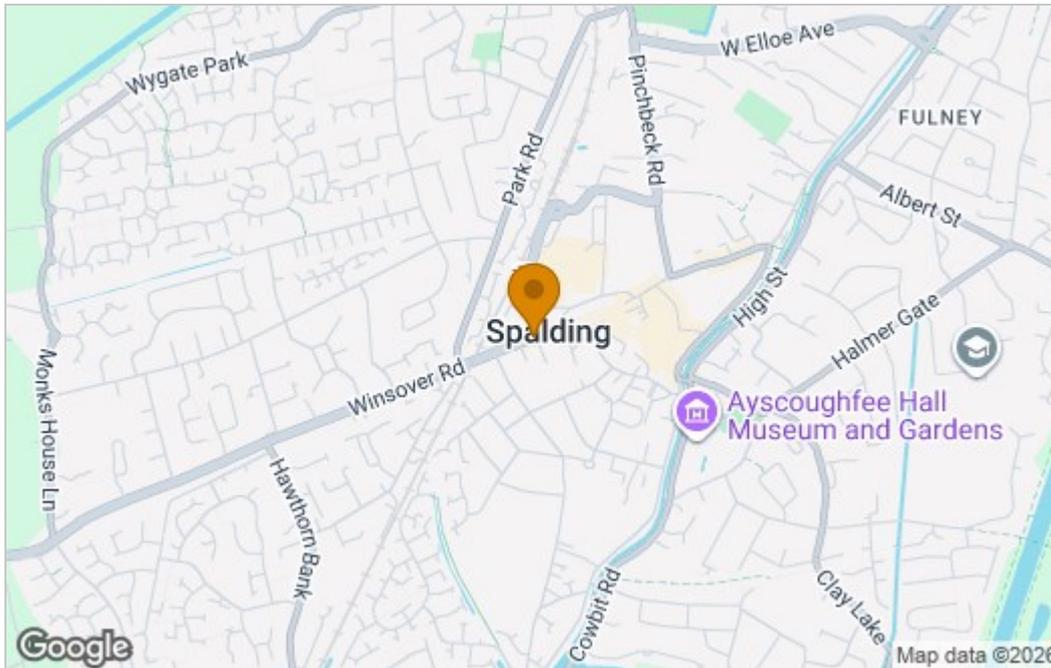
Energy Performance rating: 36B

Viewing Arrangements

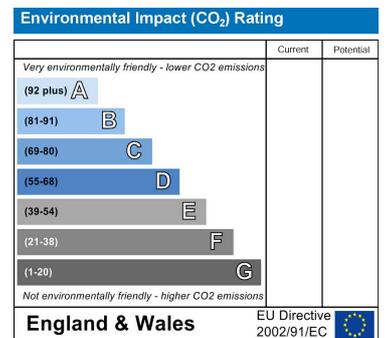
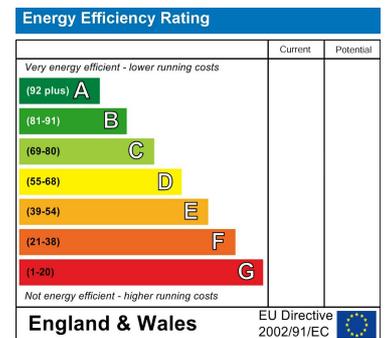
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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