

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



Unit 1, 24-25, New Road, Spalding, Lincolnshire. PE11 1DQ

**LEASE FOR ASSIGNMENT – No Premium Required**

**Rent £7,500 Per Annum**

- Retail Shop with Upper Floors
- Attractive Grade II Listed Building
- Prominent Secondary Location on New Road
- Total Net Internal Floor Area Approximately 150m<sup>2</sup> (1,615 sq.ft.) including First and Second Floor Ancillary Accommodation

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## **LOCATION**

The property is situated in a good secondary trading location on New Road, close to the Pinchbeck Road / Westlode Street junction and traffic lights.

## **DESCRIPTION**

A retail shop with upper floors being an attractive Grade II Listed Building in a prominent secondary location. The total net internal floor area of the property is approximately 150m<sup>2</sup> (1,615 sq.ft.) including first and second floor ancillary accommodation.

## **ACCOMODATION**

### **Ground Floor**

#### **No. 1. RETAIL AREA:**

Net Internal Area: 43.6m<sup>2</sup> (469 sq.ft.)

Entrance via reception shared doorway to Shop extending to 12.36m deep overall x 4.2m wide (maximum) including display window. Carpeted floors, ceiling tiles with fluorescent lights, electric night storage heaters, Fire emergency lighting and Fire alarm.

### **First Floor**

#### **STAIRS AND LANDING:**

#### **No. 2 MAIN SALES/OFFICE/MULTI-PURPOSE AREA:**

7.56m (maximum) x 6.8m, electric night storage heater, ceiling with feature roof lights, fluorescent lights.

#### **WC - LOBBY:**

Wash hand basin and water heater, door to low level WC.

#### **No. 3 FRONT ROOM/OFFICE/SALES AREA:**

4.21m (maximum) x 8.09m, electric night store heater, fluorescent lights.

## Second Floor

### STAIRS AND LANDING TO:

#### No. 4 REAR STOREROOM:

3.5m x 4.19m, window, fluorescent lights, restricted ceiling height. Door to:

#### No. 5 ATTIC STORE:

3.17m x 3.16m (restricted headroom)

#### No. 6 REAR STOREROOM:

3.5m x 2.47m Belfast sink set into unit, fluorescent lights.

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### SCHEDULE OF APPROXIMATE NET INTERNAL FLOOR AREAS

Ground Floor Retail Area:	43.6m <sup>2</sup>	( 469 sq.ft.)
First Floor Sales/Office :	73.12m <sup>2</sup>	( 787 sq.ft.)
Second Floor Rooms/Storage:	<u>33.32m<sup>2</sup></u>	<u>( 358 sq.ft.)</u>
TOTAL:	150.04m <sup>2</sup>	(1,615 sq.ft.)

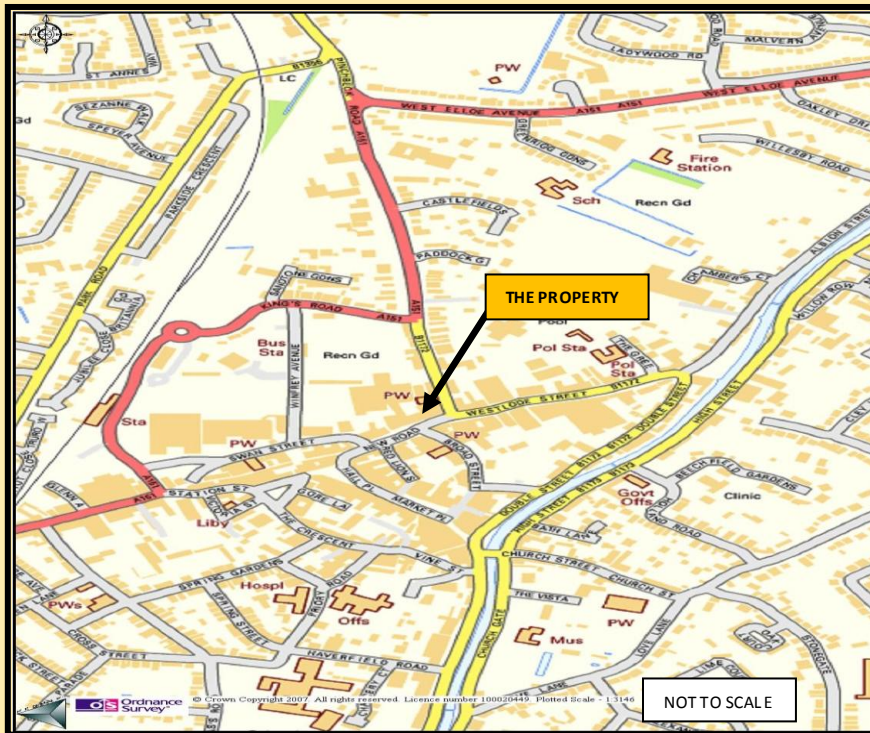
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### LEASE TERMS

<b>TERM:</b>	The current lease which is available for assignment is for a term of 6 years with effect from 17 <sup>th</sup> February 2021. There is a rent review dated 17 <sup>th</sup> February 2024. No premium required.
<b>RENT:</b>	£7,500 per annum payable quarterly in advance on 25 <sup>th</sup> March, 24 <sup>th</sup> June, 29 <sup>th</sup> September and 25 <sup>th</sup> December each year. A copy of the current lease is available for inspection by arrangement with the Letting Agents – R Longstaff & Co. Commercial Department at commercial@longstaff.com or via telephone on 01775 765536.
<b>MAINTENANCE:</b>	The landlord and tenants obligations are set out in the current lease.
<b>BREAK CLAUSE:</b>	There is a break clause in the current lease which is exercisable by the tenant on the 17 <sup>th</sup> February 2024 subject to certain conditions.
<b>BUILDINGS INSURANCE:</b>	The tenant will reimburse to the Landlords 28% of the total block buildings insurance premium (for No's 24/25 New and 1 Pinchbeck Road, Spalding) pro rata to Unit 1.
<b>BUSINESS RATES:</b>	The tenant will be responsible for the payment of the business rates. Rateable Value: £8,500 (2017 List) Interested parties are advised to make their own enquiries with South Holland District Council regarding any small business rate relief that may be available.
<b>LEGAL COSTS:</b>	The assignee will be responsible for their own legal costs in respect of the proposed assignment to the current lease.

### NOTE

The previous occupier had a Burglar and Fire Alarm system included in the letting – no warranty is given for this, any incoming tenant would be entirely responsible for dealing with any maintenance agreement required with the appropriate support company.



**TENURE** Assignment of 6 year lease.

**SERVICES** Mains electricity, water and drainage are available. No gas.

**LOCAL AUTHORITIES**

South Holland District Council  
 Priory Road, Spalding, Lincs. PE11 2XE  
 CALL: 01775 761161

Anglian Water Customer Services  
 PO Box 10642, Harlow, Essex, CM20 9HA  
 CALL: 08457 919155

Lincolnshire County Council  
 County Offices, Newland, Lincoln LN1 1YL  
 CALL: 01522 552222

**PARTICULARS CONTENT**

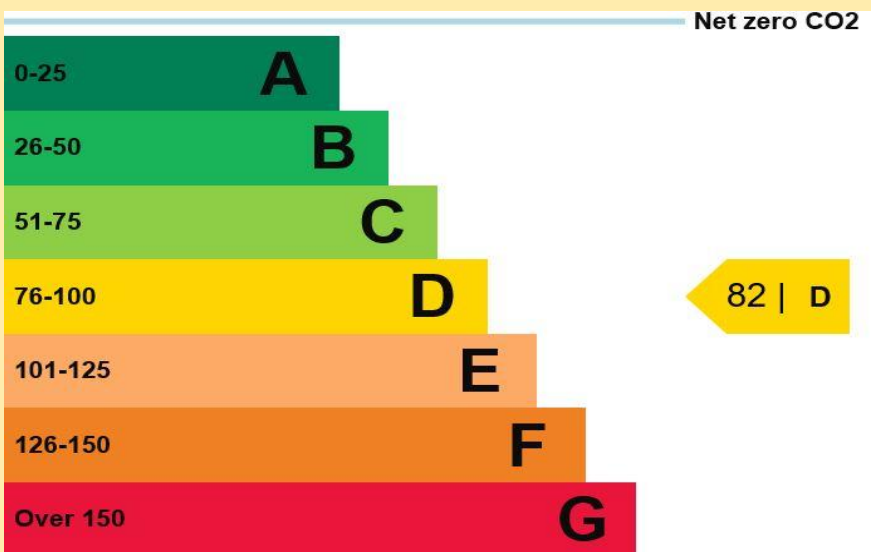
We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S9861 – 05/21**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.



**ADDRESS**

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 5 New Road  
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 PE11 1BS

**CONTACT**

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