

EST 1770



Longstaff.COM

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



17 Station Street, Spalding, Lincolnshire, PE11 1EF

TO LET : Rent - £9,950 per annum

- Three Storey Property with Retail Space on Ground Floor Plus Ancillary Accommodation
 - Excellent Secondary Trading Location
 - Total Net Internal Floor Area Approximately 123.4m² (1,328 sq.ft.)
 - Public Car Parking in the Sheep Market Adjacent

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 just off the Sheep Market in the town centre of Spalding. The property is also positioned on the main shopping route leading to Winsover Road. There is roadside car parking available to the front of the property and short stay public car parking available in the Sheep Market and nearby Victoria Street Car Park. The property lies within the Spalding Conservation Area.

Occupiers nearby are Hinkley & Rugby Building Society, Nottingham Building Society, Heron Foods and Hughes Electricals.

Spalding is a thriving market town with a population of approximately 35,000 which has weekly markets on Tuesdays and Saturdays. The town is located with easy access via the A16 through to Peterborough to the south, together with connections to the A1, and the A17 to the north and Boston. Spalding enjoys a rail connection service to Peterborough from whence main line connections to London King's Cross are readily available (minimum journey time 49 minutes).

ACCOMMODATION

GROUND FLOOR

FRONT RETAIL AREA: 12.32m deep x 3.46m wide (max), with window display area. Carpet flooring, over door heater, fluorescent lighting, night storage heater. Meter cupboard, Fire Alarm panel and Intercom. Alcove with lighting.
Fire door leading to ;

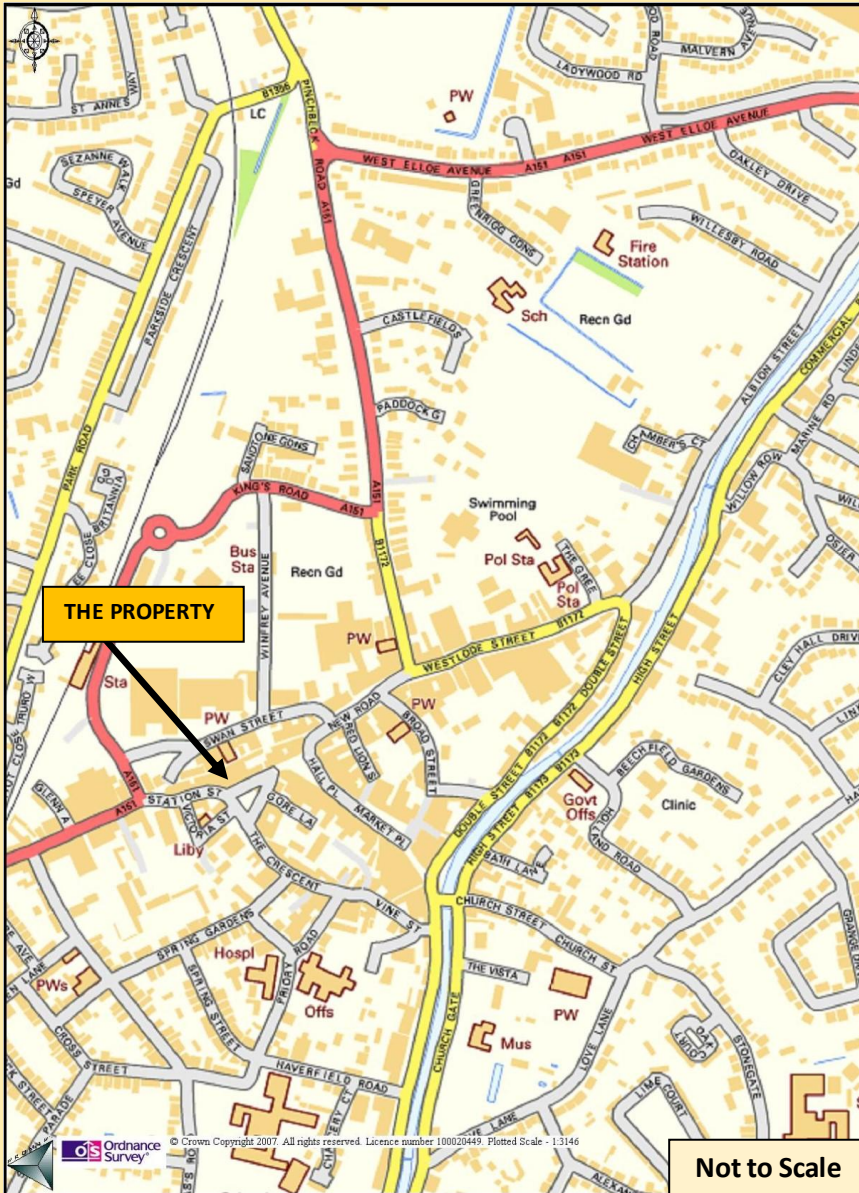
REAR LOBBY AREA: 3.62 deep x 2.25 wide (max). Carpet flooring, fluorescent lighting, night storage heater, door leading to understairs cupboard. Dumbwaiter/lift.
Staircase leading to first floor landing.

KITCHEN: 3.72m deep x 2.07m wide. Stainless steel sink and drainer with cupboard beneath. Carpet flooring, fluorescent lighting, night storage heater, metal security bars to window. Fire alarm call point.

OUTSIDE YARD:	Outside space for bin storage area. Steps up to gate with access leading to Chapel Lane. Separate outside wc, outside light and tap.
FIRST FLOOR	
LANDING AREA:	Carpet flooring, fluorescent light, night storage heater. Smoke Detector. Dumbwaiter. Access to loft. Understairs storage area.
WC:	WC, wash hand basin with hot water heater. Vinyl flooring.
STORE MIDDLE ROOM:	3.69m deep x 3.25m wide max. Worktop space. Carpet flooring, fluorescent light, night storage heater.
STORE FRONT ROOM:	5.91 deep x 3.46 wide. Carpet flooring, fluorescent light, night storage heater Intercom.
STAIRS TO SECOND FLOOR	
FRONT ROOM:	5.21 deep x 3.50 wide max. Two arch windows. Carpet flooring, fluorescent light, night storage heater. Built in cupboard.
REAR ROOM:	3.66 deep x 3.28 wide. Carpet flooring, fluorescent light, night storage heater
	Rear pedestrian access from Chapel Lane (a public footpath).

LEASE TERMS

TERM:	The lease to be for a minimum term of 5 years, or longer by negotiation, subject to upward only three yearly rent reviews. The lease will be contracted out of the Security Provisions of the Landlord and Tenant Act 1954 (Part II).
RENT:	£9,950 per annum, payable quarterly in advance.
BUSINESS RATES:	Rateable Value: £7,000 (2017 List) Interested parties are advised to make their own enquiries direct with South Holland District Council regarding the precise amount of business rates payable – 01175 761161.
OUTGOINGS:	All normal outgoings payable by the Tenant.
REPAIRS:	The Tenant is responsible for the internal repairs and decorations, together with exterior decorations of the shop front, and glass to front window/door.
BUILDINGS INSURANCE:	The Tenant reimburses to the Landlord the reasonable buildings insurance premium.
USE:	Currently A1 Retail Use. The property is only usable for Retail/storage use – not for Residential occupation of the upper parts.
DEPOSIT:	A deposit may be required dependent on references.
LEGAL COSTS:	Each party will be responsible for bearing their own legal costs.



TENURE

Leasehold

SERVICES

Mains water, electricity and drainage.

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: S10821

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

R. Longstaff & Co.
 5 New Road
 Spalding
 Lincolnshire
 PE11 1BS

CONTACT

T: 01775 765536
 E: commercial@longstaff.com
 www.longstaff.com

This property's current energy rating is E.

