

EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



23 High Street, Holbeach, Spalding, Lincolnshire PE12 7DY

For Sale: £200,000 Freehold

- Single Storey Investment Property currently used as a Meeting Centre (former Bank), plus Ancillary offices/amenity areas
 - Prominent Position in Holbeach High Street
- On Street Public Parking Spaces and Public Car Parks available nearby
 - Net Internal area 1,576 sq.ft (147m²)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated in the centre of the market town of Holbeach. The property lies within the Conservation Area and previously has provided banking and office accommodation.

DESCRIPTION

The main property comprises a 1960's single storey building of brick, with front parapet wall façade, and mineral felt flat roof construction. The rear parts are also of single storey brick construction under a concrete roof. The property has double glazed windows, timber double doors to the front, and a steel door to the rear yard.

There is a rear yard area, accessed via the rear Fire door.

Holbeach is a market town with a population of close to 9,000 which has weekly markets. The town is located with easy access off the A17 together with connections to the A1 and the A16 to Spalding and Boston. Spalding enjoys a rail connection service to Peterborough from where main line connections to London's Kings Cross are readily available (minimum journey time 49 minutes).

On-street public car parking is available near to the property (some restrictions) and there is a public car park off St Johns Street.

ACCOMMODATION

Double wooden entrance doors to:

ENTRANCE FOYER with meter cupboard

Doors to:

RECEPTION AREA: Air conditioned with large 3 pane windows to front, warm air heater over door.

Carpeted. Suspended ceiling with recessed lights, Radiators. CAT5 cabling, power points.

Depth of main Reception area 9.45m max, width at the rear 10.20m.

2 OFFICES are located at the rear of the main area - 2.49m x 2.94m and 4.06m x 2.91m. Carpeted. Suspended ceiling with recessed lights, and air conditioning units.

STRONGROOM/VAULT/STORE ROOM: 2.79m x 2.18m

SERVER ROOM: 2.95m x 1.79m

Further Ancillary Accommodation as follows:

PASSAGEWAY to

STORE: 2.18m x 1.21m with gas boiler.

REAR OFFICE/STORE: 2.63m X 3.64m. Carpeted. Ceiling with Fluorescent light.

KITCHEN: 3.03m x 4.19, range of units, stainless steel sink unit, water heater. Part floor tiles/part carpeted. Ceiling with Fluorescent light. Radiator. Fire Exit to rear yard.

LADIES WC: Separate low level WC, wash band basin with water heater.

GENTS WC: Separate low level WC, wash band basin with water heater.

OUTSIDE

Small rear yard.

DETAILS OF TENANCY

The whole property is Let under a lease dated 12th September 2023 and is 'contracted out' under the Security of Tenure Provisions of the 1954 Landlord and Tenant Act Part II. The current passing rent is £12,000 per annum, paid every 25th March, 24th June, 29th September and 25th December in each year of the term. The lease term is for 3 years. The annual Buildings Insurance is reimbursed by the Tenant to the Landlord upon demand.

REPAIRS

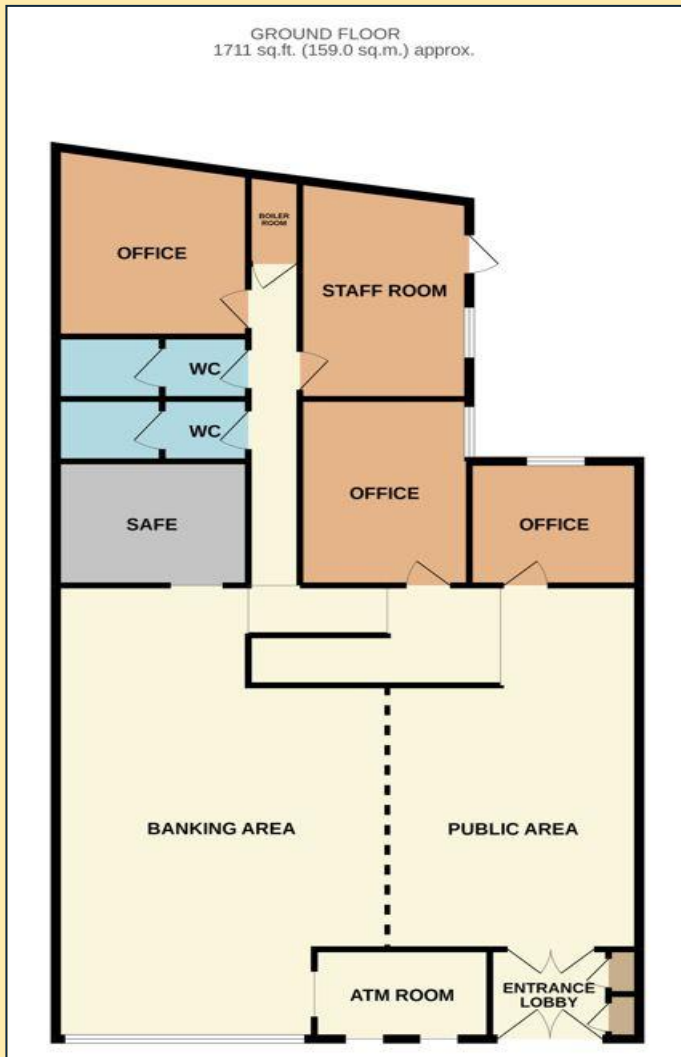
The Tenant is responsible for all repairs.

RATES

RV £16,000 (2023 List)

LEGAL COSTS

The purchaser to pay their own legal costs.



TENURE Freehold

SERVICES Mains gas, electric and water are understood to be connected. A gas boiler serves the ground floor a accommodation with radiators and there are several air conditioning units. Foul drainage is understood to be to a private system.

LOCAL AUTHORITIES

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

Anglian Water Customer Services
 PO Box 10642, Harlow, Essex, CM20 9HA

Lincolnshire County Council
 County Offices, Newland, Lincoln
 CALL: 01522 552222

PARTICULARS CONTENT / Ref: S11534

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS / CONTACT

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

T: 01775 765536
 E: commercial@longstaff.com

This property's energy rating is D.

