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Longstaff^{COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



86 Winsover Road, Spalding, Lincolnshire, PE11 1HA

TO LET : Rent - £7,500 per annum

- Retail Shop with Workrooms/Storage/Display Areas at Rear
- Retail Area approximately 44m² (476 sq.ft.) plus
- Rooms at Rear of approximately 43m² (466 sq.ft.) plus
- Suitable for 'Niche' operators not dependant on High Street Location

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 short distance to the west of the town centre, having a frontage to Winsover Road which is one of the main roads into Spalding from a westerly direction.

The property was originally a butcher's shop and more latterly has been used for a variety of retail uses, including Bridal Wear and the most recent occupiers trading in used Bicycles. The property would suit a niche operator who requires reasonable retail and storage spaces but is not dependant on being on a High Street location.

ACCOMODATION

FRONT RETAIL AREA: Entrance foyer and forecourt to Winsover Road.
 Overall, approximately 7.8m wide and approximately 6.58 m deep (maximum measurements).
 Central entrance door and 2 display windows.

WORK AREA TO REAR: 3.68m x 2.12m.

KITCHEN: 1.88m x 1.1m, stainless steel sink unit.

SEPARATE WC: Low Level WC, wash basin, extractor, electric water heater.

To the rear - currently divided as:

STORE/WORK AREA 6.2m (ave.) x 4.28m (ave.)

STORE/WORK AREA: 2.18m x 2.39m

STORE ROOM: 1.5m x 2.5m

Partitioned off

REAR ENTRANCE HALLWAY: 2.25m x 1.44m

The rear rooms are mainly formed in timber stud partitions which could be removed if required, subject to any necessary consents.

The property has the benefit of 1 car parking space within the adjoining yard having access from Winsover Road. There is no fixed heating in the property.

LEASE TERMS

TERM:

Lease term to be for a minimum of 3 years, with an 18 month break clause. The lease will be contracted out of the Security Provisions of the Landlord and Tenant Act 1954 (Part II).

RENT:

£7,500 per annum, payable quarterly in advance.

BUSINESS RATES:

Payable by the Tenant.

Rateable Value: £5,500 (2017 Rating List)

Interested parties are advised to contact South Holland District Council regarding the precise amount of rates payable on 01775 761161.

OUTGOINGS:

All normal outgoings payable by the Tenant.

MAINTENANCE AND REPAIRS:

The tenant is responsible for maintaining the interior parts of the property.

BUILDINGS INSURANCE:

The reasonable buildings insurance premium will be reimbursed by the tenant to the landlord.

USE:

The use of the property will be subject to the Landlord's consent in the normal way, together with any necessary Planning consent. **It is considered that the property is not appropriate for a take-away use, and the Vendor will not consider any application for Grocery Store type use.**

SECURITY DEPOSIT/REFERENCES:

The Landlord will require normal bank, trade and accountant's reference and a security deposit equating to a quarter's rent will be required.

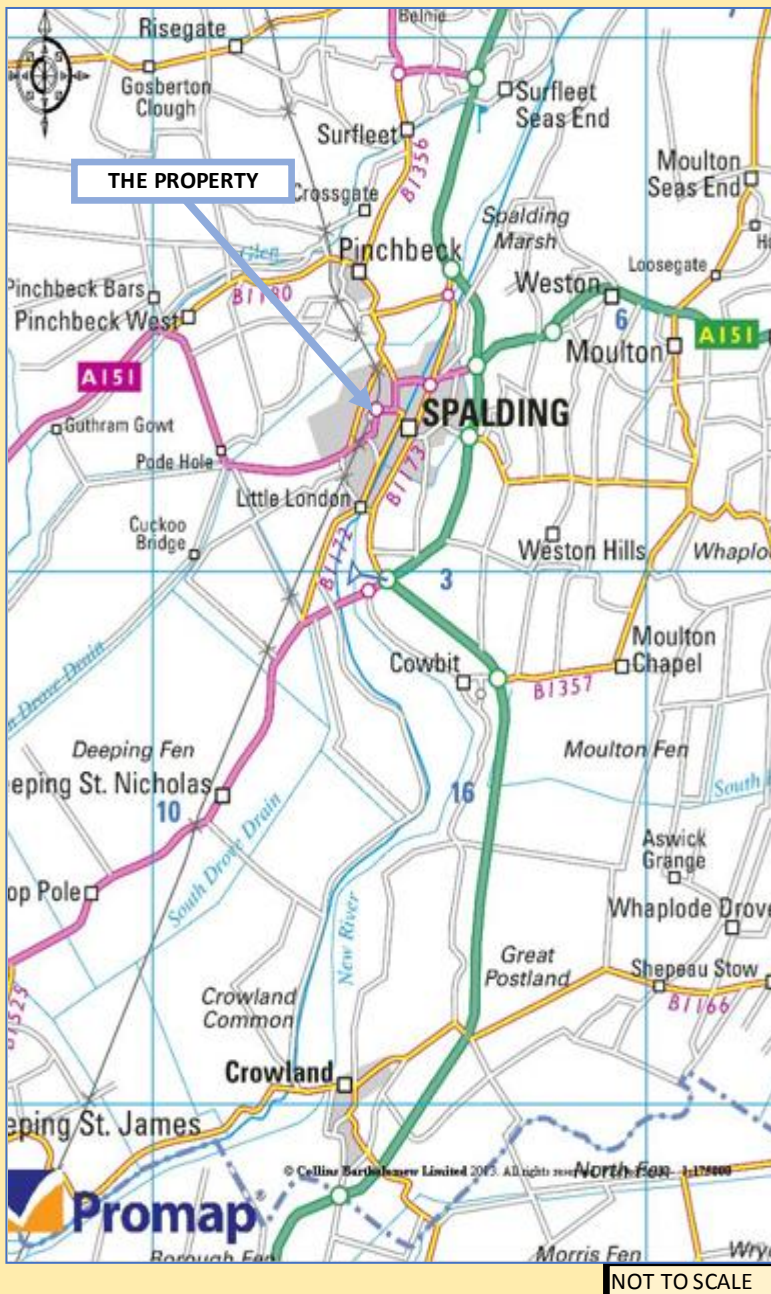
LEGAL COSTS:

Each party will be responsible for their own legal costs.

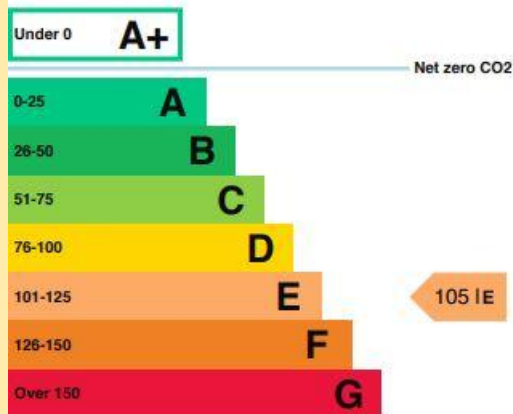
VIEWING:

Strictly by appointment with the Vendor's Agent, R Longstaff & Co. Tel: 01775 765536.

Email: commercial@longstaff.com



This property's current energy rating is E.



TENURE Leasehold

SERVICES

Mains water, electricity and drainage.
There is no fixed heating in the property.

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: S10971/(6.22.v2)

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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