

EST 1770



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



## **Office Building, Close House Classroom, Barnack, Stamford, PE9 3DY**

**Rent £5,950 Plus VAT**

Office Building located in a rural environment just off a working farmyard with easy access to the A1. Car parking facilities on site. Suitable for a variety of uses (subject to planning). Total area approximately 47.7m<sup>2</sup> (513 sq. ft.).

SPALDING 01775 766766    GRANTHAM 01476 565371    BOURNE 01778 420406

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



## LOCATION

From the centre of Stamford proceed on the Barnack Road (B1443). Upon entering Barnack proceed to the centre of the village and turn right into Jack Haws Lane. Take the first turning on the right-hand side and the property is located to the left-hand side.

What 3 Words location - [artichoke.sheds.remodels](http://artichoke.sheds.remodels).

## DESCRIPTION

The property includes several rooms:

Entrance Lobby – 2.00m x 4.60m plus 0.70m x 5.50m.

East facing entrance door, window and Velux window. Carpeted with one electric heater.

Main room – 4.70m x 8.00m

Three west facing windows, carpet flooring and painted wall with two electric heaters.

Kitchen – 1.10m x 2.30m

East facing window, tiled floor and painted walls. Base units with sink and water heater.

WC – 1.80m x 0.90m

East facing Velux window with tiled floor with painted walls. WC, basin and water heater.

An area of garden may be available to let by separate negotiation.

## **TERMS**

The property is available on flexible terms with a new lease being offered under the Landlord and Tenant Act 1954, subject to the following:

- The lease will be on a Full Repairing and Insuring (FRI) basis. The roofs and external/load bearing walls will be the responsibility of the landlord.
- Minimum term of 3 years.
- The rent will be reviewed every 3 years, upwards only to open market rental value if a longer lease term is agreed.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- The Tenant will be required to pay a deposit amounting to one quarter rent prior to the commencement of the lease.
- The Tenant is to reimburse to the Landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The Tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy up to £10,000,000. The Tenant will also be responsible for insuring plate glass.
- The Tenant will be permitted to operate between 8.30am and 5.30pm – Monday to Saturday inclusive.
- The Tenant will not be permitted to assign or sub-let the premises without the Landlord's prior consent.

## **RATES**

Interested parties are advised to contact South Kesteven District Council to confirm the Rateable Value and the exact amount of rates payable.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

## **VIEWING**

Viewings are strictly by appointment with R Longstaff and Co – 01778 420406

## **LANDLORD:**

The advertising and marketing agent for this property on behalf of Burghley House Preservation Trust – Registration No. 951524 England. Charity Registration No. 258489. Registered Office 61 St Martins, Stamford, Lincolnshire PE9 2LQ.

Entrance Lobby



WC



VALID EPC – RATING D

**Energy performance certificate (EPC)**

The Barn Vills Farm Jack Rivers Lane BARNACK PE10 2DY	Energy rating <b>D</b>	Valid until: 5 October 2032 Certificate number: 5542-9776-8732-3184-1638
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Property type: Offices and Workshop Businesses

Total floor area: 80 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy efficiency rating for this property**  
This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**  
Properties similar to this one could have ratings:  
If newly built: 11 | A  
If typical of the existing stock: 44 | B

SERVICES

The property has the benefit of mains water, foul drainage and electric. There is no gas supply connected to the property.

The tenant will be responsible for all services and outgoings including telephone and broadband connections.

LOCAL AUTHORITIES

South Kesteven District Council: 01476 406 080

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.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall-to-wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

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: 15619

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.

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