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SPALDING HORTICULTURAL : 01775 765536 www.longstaff.com



TO LET

**CROMWELL HOUSE NURSERY, TO THE REAR OF 25 SEAS END ROAD,
MOULTON SEAS END, SPALDING, PE12 6LD**

- Compact Nursery Premises To Let
- Glass totalling 23,835 sq. ft. (2,215 m²)
- 3 Year Term
- Additional Equipment available/included plus Coldstore
- Commencement Rent: £10,000 Per Annum
- Availability - Immediate

SPALDING 01775 766 766 - BOURNE 01778 420 406 - GRANTHAM 01476 565 371

GENERAL INFORMATION / BACKGROUND

The nursery is located to the rear of Cromwell House, close to the centre of Moulton Seas End and within easy reach of Spalding (5.5 miles Holbeach, 3.5 miles the A17, Moulton Common A17 Junction 2 miles).

It is available To Let comprising approximately 23,835 sq.ft. of glass (2215m²) plus coldstore.

The glass is in three adjoining sections comprising 1 Simpson Venlo and 2 Hok Venlo houses, the 2 Hok houses both being double glazed.

PROPOSED TERMS

1. **Term** - A term of 3 years.
2. **Agreement** - Contracted out of the Security of Tenure and Provisions 1954 Landlord and Tenants Act Part II.
3. **Commencement Rent** - £10,000 per annum.
4. **Rental Payments** - Payable quarterly in advance, the first on the signing of the agreement and subsequent payments three monthly thereafter.
5. **Method of Payment** - Rental payments to be made by Bank Transfer – Landlord's details to be provided in due course.
6. **Repairing Obligations** - These will be discussed in detail upon inspection and further enquiry with the present owner at the time of inspection.
7. **Insurance** - This will also be discussed further at the time of inspection in respect of the glass. The coldstore is currently insured with the NFU and the Tenant will be responsible for reimbursing upon demand the landlord for that annual cost.
8. **Public and Employers Liability** - The tenant will need to demonstrate that he has cover for Employers and Public Liability in place concerning the operation of the nursery as from the time of tenancy commencing.
9. **VAT** – No vat is payable in addition to the rent.
10. **Services** – Mains electricity (single phase) is connected together with mains water (metered). The Tenant will be required to provide its own 'portaloo' facilities.

DRAINAGE RATES

These will be apportioned by the South Holland Internal Drainage Board and the appropriate annual payment will be paid the Tenant to the landlord upon demand.

ACCESS TO AND AROUND THE NURSERY

Access is to the side of Cromwell House from the main street in the centre of Moulton Seas End. Agreed areas of access and parking will form the basis of the Agreement, subject to details to be discussed between Landlord and Tenant prior to commencement – such areas will be recorded on an appropriate plan to be incorporated in the Agreement. The Landlord will be responsible for maintaining the main access roadways.

VIEWINGS

Strictly by appointment with the Landlord's Horticultural Agents, Messrs R Longstaff & Co
Tel: 01775 765536 or Email: commercial@longstaff.com

LOCAL AUTHORITIES

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

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

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

Internal Drainage Board: South Holland Internal Drainage Board
Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH
CALL: 01553 819600

DETAILS OF THE NURSERY

House No. 1 Simpson Venlo Glasshouse

Approximately 160ft x 84ft

Automatic Ventilation

1 Bay concrete floored used as a packing area

3 Bays growing areas

Overhead irrigation

Total
8,400 sq.ft. (780 m²)

House No. 2 Hok Venlo Glasshouse

Approximately 105ft x 63ft

3 Bays

Automatic Ventilation

Overhead irrigation

This house is double glazed

6,615 sq.ft. (614m²)

House No. 3 Hok Venlo Glasshouse

105ft x 84ft

4 Bays

Automatic Ventilation

8,820 sq.ft (819m²)

Overhead irrigation
This house is double glazed

NOTE Bottom irrigation is available for each house.

Irrigation Reservoirs

3 Tanks 5,000 (x2) and 3,000 (x1) gallons for self-saved water
Additional mains water is available via a metered supply

Pumphouse

With Dosatron injected system for artificial or other treatments

Coldstore

12.7m x 5.7m (net internal floor area)

778 sq.ft. (72.39m²)

3.7m (internal height) approximately

NOTE All glasshouses have automatic overhead spray lines and drip irrigation for on floor all computer controlled.

Equipment

The control for the glasshouses is either auto manual or TomTec computer controlled.

The Vandenberg flower line is included in the letting but will be the responsibility for the Tenant to maintain also the automatic bucket filler.

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.

Measurements and areas are 'approximate' only – interested parties must make their own enquiries and take their own measurements if required.

LEGAL COSTS

The incoming Tenant will be responsible for 50% of the legal costs in respect of the preparation and completion of the Tenancy Agreement.







NOTES

PHOTOGRAPHS AND PARTICULARS

Particulars were prepared in April 2023, most photographs taken in February/March 2023 with one during the summer of 2022 showing the Stocks in bloom.

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: S11185/Apr 23

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.

CONTACT

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LOCATION PLAN

