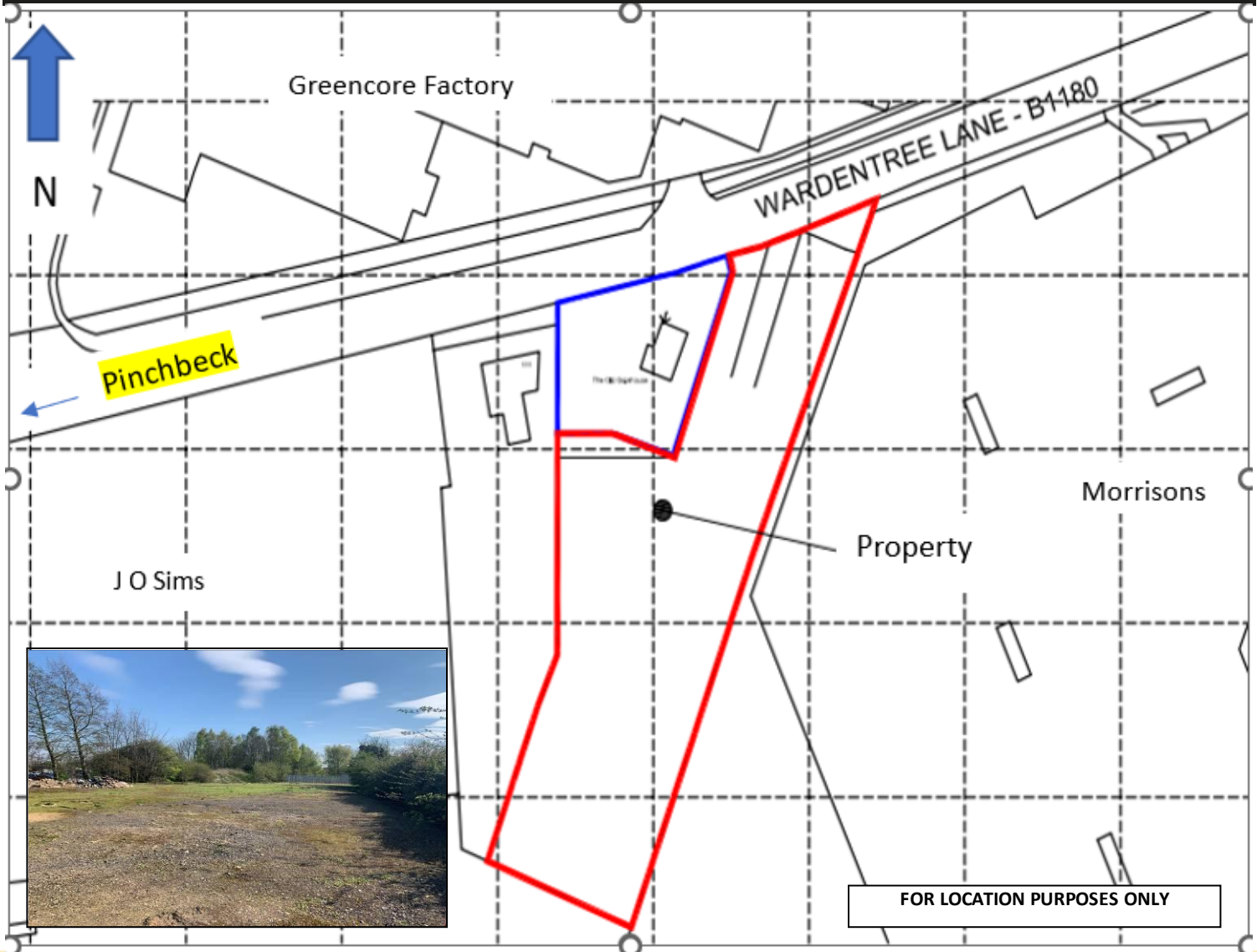


EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



**COMMERCIAL SITE 0.70 ACRES (0.28 HECTARES) INCL.
THE OLD GATEHOUSE, 117 WARDENTREE LANE, PINCHBECK,
LINCOLNSHIRE PE11 3UF**

TO LET - GUIDE PRICE £30,000 Per Annum for the whole

- Prominent roadside site in established industrial area, including detached 2 bedroom property
- Suitable for storage or similar related uses

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

Spalding is an attractive and historic market town with a resident population of circa 28,000. Spalding is located approximately 20 miles north of Peterborough, 28 miles to the west of Kings Lynn and 16 miles to the south of Boston.

This site is located next to Morrisons Supermarket and JO Sims premises, on Wardentree Lane in an area of established commercial/industrial operators. This commercial/industrial area lies to the north side of Spalding and the property is situated on the southern side of Wardentree Lane which links the A16 to the east with the B1356 to the west.

THE SITE

The site, which includes both areas edged red and blue on the plan contained within these particulars, extends to approximately 0.70 Acres (0.28 Hectares) and includes The Old Gate House property.

It is predominantly rough ground with hard surfaced areas, part of which was once the route of the former Spalding to Boston railway line.

The Old Gate House is a detached property and is offered together with the storage land, as a whole. It benefits from a mature hedged garden and is currently in residential use and offers pleasant family accommodation in a 2-bedroom form. The property is equally suitable for use as ground and first floor offices although a formal planning consent would be required for any such change of use.

TENURE

Leasehold.

PLANNING

Full Planning Consent for storage (B8) was granted by South Holland District Council – Reference H14-0873-15 dated 4th January 2016. This consent is now expired however it is considered by the Landlord it would be re-granted upon application to the Local Planning Authority.

Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council – Call 01775 761161.

FENCING OBLIGATIONS

It will be the responsibility of the Tenant to fence the site in accordance with the requirement of the planning application mentioned previously in these particulars.

BUSINESS RATES

The property will be liable to a new assessment for Business Rates having only a Council Tax Assessment for the residential element at present.

SERVICES

It is believed that all mains services are connected to the property. Interested parties must make their own enquiries for all utility requirements.

ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, proposed Tenants will be required to complete online checks.

PLANS, AREAS AND SCHEDULES

The plans contained within these particulars are for reference only. The blue and red lines on the plans are for identification purposes only.

BOUNDARIES

The Agents use their best endeavours to specify the ownership of the boundaries, hedges, fences and ditches, but will not be bound to determine these. The Tenant will have to satisfy themselves as to the ownership of the boundaries.

TERM

The property is available by way of a lease for a letting of the whole property (to include The Old Gatehouse), on terms to be negotiated. Rent will be payable quarterly in advance.

REFERENCES

References will be taken in the usual way.

DEPOSIT

The Landlord may require a security deposit equivalent to three months' rent to be paid at the commencement of the tenancy, dependant on references.

LEGAL COSTS

The tenant will be responsible for all legal costs incurred in the transaction. The proposed tenant will be required to lodge a non-refundable sum of £2,000 with Solicitors on issue of Heads of Terms which will be off-set against final monies due when the lease completes.

VIEWING

Viewing is strictly by appointment only and interested parties should contact the Landlords Agents – R Longstaff & Co LLP. Telephone 01775 765536 Email commercial@longstaff.com.

The Vendor nor the Agent accept any liability or responsibility of Health and Safety of individuals whilst on site.



TENURE Leasehold

LOCAL AUTHORITIES

District & Planning:

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

Water & Sewerage:

Anglian Water Services Ltd
 PO Box 10642, Harlow, Essex CM20 9HA
 CALL: 0800 919 155

County & Highways:

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

Drainage Board:

Welland & Deepings Internal Drainage Board
 Deeping House, Welland Terrace, Spalding,
 Lincolnshire PE11 2TD
 CALL: 01775 725861

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: S11205/May 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.

ADDRESS

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

CONTACT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		