

EST 1770



Longstaff^W

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



3b Red Lion Street, Spalding, Lincolnshire PE11 1SX

TO LET : Rent - £7,800 Per Annum

- First Floor Office Space
- Good Secondary Location on Red Lion Street close to New Road
- Total Net Internal Ground Floor Area About 82m² (884 sq.ft.)
- Some Office Furniture and Wall Notice Boards could be available if required

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated above No. 3 Red Lion Street, the Flower Shop, in a good secondary trading location close to the taxi rank and retail areas of the town.

ACCOMMODATION

COMMUNAL ENTRANCE LEADING TO THE FIRST AND SECOND FLOORS

Door on first floor leading to:

OPEN PLAN OFFICE: **9.7m x 6.3m**, fluorescent lights, carpet flooring, door to:

OFFICE 2: **4.1m x 4.1m**, fluorescent lights, carpet flooring.

KITCHEN: **1.92m x 2.14m**, Range of base cupboards, stainless steel sink and draining board.

SEPARATE WC: Low level WC, wash hand basin.

TOTAL NET INTERNAL FLOOR AREA About 82m² (884 sq.ft.)

LEASE TERMS

TERM:	3 year minimum term.
RENT:	£7,800 per annum payable quarterly in advance.
OUTGOINGS:	All outgoings will be payable by the tenant.
BUSINESS RATES:	Business rates will be the responsibility of the tenant (if applicable). Interested parties are recommended to contact South Holland District Council regarding any business rates payable on 01775 761161.
REPAIRS:	The Landlords will maintain the main fabric of the building and external decorations. The tenant will be responsible for internal repairs and decorations.
PROPERTY INSURANCE:	The proportion of the Property insurance premium (currently) £35 per month is payable by the Tenant.
USE:	The tenant will be responsible for satisfying themselves of the suitability of their proposed use and costs for obtaining change of use planning consent if required.
LEGAL COSTS:	Each party will be responsible for their own legal costs.

PLEASE NOTE:

The proposed use of the property will be subject to the Landlords' consent in the normal way.

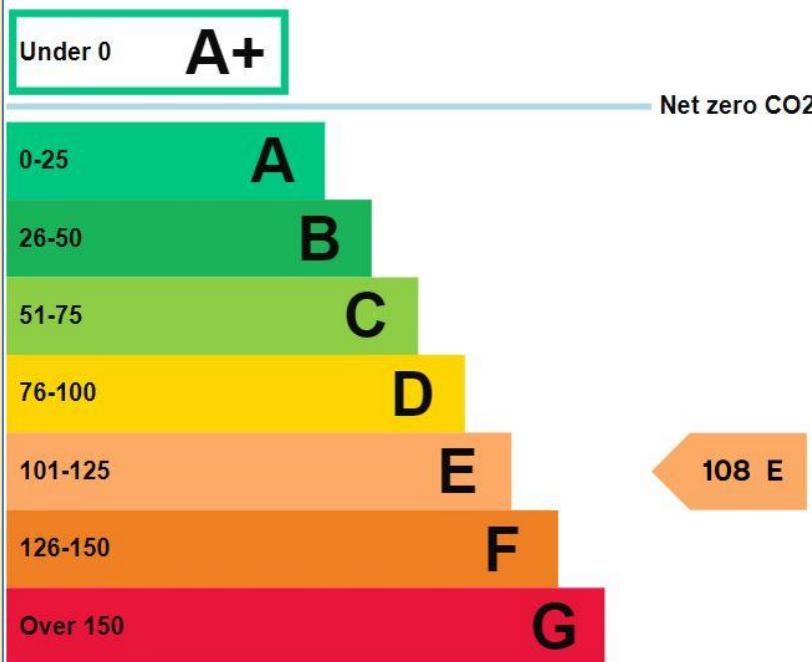
In addition, the Landlords will require the usual Trade, Bank and Accountant's references.

A security deposit, equating to a quarter's rent, will also be required.





This property's current energy rating is E.



TENURE Leasehold

SERVICES Mains water, electricity and drainage.

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: S11282 (July 2023)

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.

VIEWING

By appointment with R Longstaff & Co LLP
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ADDRESS

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