

EST 1770



# Longstaff<sup>COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://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 82m<sup>2</sup> (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 82m<sup>2</sup> (884 sq.ft.)**

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## LEASE TERMS

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

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### 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.





**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  
 Commercial Department Tel: 01775 765536  
 Email: commercial@longstaff.com

#### ADDRESS

R. Longstaff & Co LLP  
 5 New Road, Spalding, Lincolnshire PE11 1BS  
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 E: commercial@longstaff.com  
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This property's current energy rating is E.

