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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Unit 1 Stumps Lane, Spalding, Lincolnshire PE12 6AT

TO LET : Rent £19,750 Per Annum

- Commercial Unit of 410m² (4,412 sq.ft.) and storage compound at side of yard
 - Situated on Business Park close to Springfields Retail Outlet
 - Extensive On-Site Car Parking
 - Close to A16 Spalding Bypass
 - Flexible Term

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated on the north east side of the market town of Spalding and is a short distance from the Springfields Outlet Shopping Centre and Festival Gardens which provide a major attraction for the town of Spalding.

Access is primarily from the Holbeach Road roundabout which is the junction of the A16 trunk road and the A151. From this roundabout turn into Holbeach Road and travel for about 200 yards and turn right into Camelgate (Springfields Outlet Centre on the right hand side). Veer right at the end of the Camelgate onto Roman Bank and the property can be found a few hundred yards on the right hand side.

PLANNING

The property historically has been used in parts for a number of uses including warehousing, light industrial and some retail and trade displays of plumbing, heating and home improvement materials.

Any intending occupiers should make their own enquiries with the local Planning Authority as to whether any change of use planning consent is required for their particular use.

ACCOMMODATION

The unit forms part of a block of buildings of concrete framed construction with concrete block walls under a corrugated sheet roof. The front elevation is profile clad.

Unit 1

Overall 23.87m deep x 17.17m

There are a number of piers within the floor space, roller shutter door to side elevation.

INTEGRAL OFFICE: 7.77m X 4.38m

SMALL INTEGRAL KITCHEN

SEPARATE WC

SEPARATE DISABLED PERSON'S WC

Approximate Gross Internal Floor Area: 410m² (4,412 sq.ft.)

Outside: Shared use of a large, gravelled car park to the front of the property with entrance through double metal gates from Stumps Lane. The compound area available to let with this unit is located at the side of the unit, but the access road around the units does separate the area from the unit.

LEASE TERMS

1. RENT

£19,750 per annum

2. TERM

The unit is offered on a three year lease but this could be longer or shorter if required. Longer leases will generally be subject to an upward only three yearly rent review. The Landlords are willing to agree to break clauses in any proposed lease in favour of the Tenant, subject to the usual conditions.

The lease will be contracted out of the Security Provisions of the Landlord and Act.

3. MAINTENANCE AND INSURANCE

The unit is offered on a full repairing and insuring lease to the Tenant. The Landlords will be responsible for the maintenance of common areas.

4. OUTGOINGS AND BUSINESS RATES

Normal outgoings and business rates payable by the tenant.

5. LEGAL COSTS

Each party to be responsible for their own legal costs.

6. SECURITY DEPOSIT

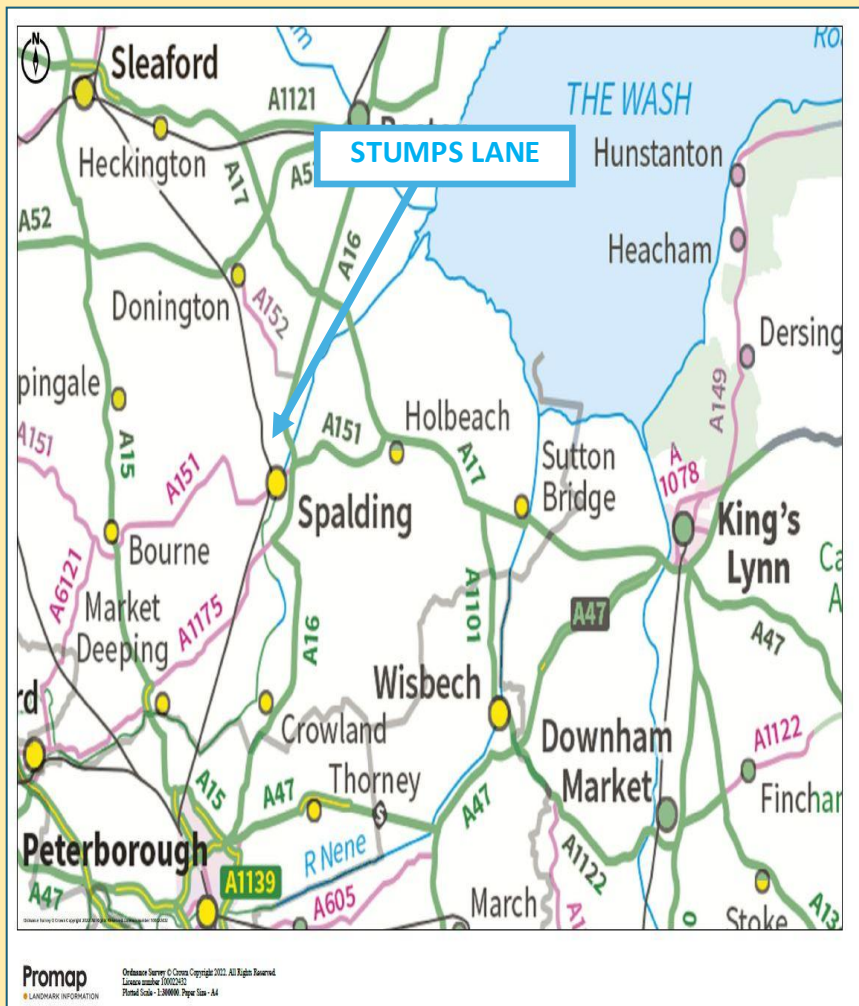
The Landlords will require a security deposit equivalent to three month's rent to be paid at the commencement of the tenancy in addition to the first quarter's rent.

7. BUSINESS RATES

Rateable Value: £13,000 (2023 List)

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable.





SERVICES Mains water (metered supply).
Mains electricity (single and three phase).
Private drainage.

LOCAL AUTHORITIES

South Holland District Council
Priory Road, Spalding, Lincs, PE11 2XE
Tel: 01775 761161

Anglian Water Customer Services
Tel: 08457 919155

Lincolnshire County Council
Tel: 01522 552222

PARTICULARS CONTENT / Ref: S11397

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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ENERGY PERFORMANCE ASSET RATING

