

High Profile Commercial Trade Unit with Offices Available To Rent off the A17

The Tile Shop | Welbourne Lane | Holbeach | Lincolnshire | PE12 8AB



Hybrid Business Unit with Over 15 Car Parking Spaces Available to Rent
Extending to Provide Over 2,000sqft, 202.5sqm of Accommodation
Sales Area 103.3sqm, 1,112sqft with 46.5sqm, 500sqft of Offices
High Profile Location off the A17 Trunk Road at Holbeach
Suitable for a Variety of Tenants Including Trade Counter or Offices

Available To Let Leasehold
£17,500 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The market town of Holbeach is located on the South Lincolnshire Fens approximately 110 miles to the north of London on the A17 trunk road which is the main vehicular conduit connecting the East Midlands to East Anglia.

The property is located to the north of town on the A17 trunk road bypass approximately 8 miles from Spalding, 23 miles from Peterborough and 20 miles to the west of King's Lynn.

The town has a range of local amenities including schools, supermarket, church and has a population of approximately 11,000 residents.

The A17 trunk road has a high traffic flow of over 12,000 vehicles per day. The property is located immediately to the north of the road.

Description...

The property comprises a modern detached building divided into sales, administration and storage areas.

Accommodation...

Entrance Hall

Sales Area.....5.8m x 4.3m, 25.6sqm
Having an internal eaves height of 2.5m.

Secondary Sales Area.....2.9m x 2.6m, 7.7sqm

Main Sales Area.....10.7m x 5.7m, 61.7sqm

Sales Area.....4.8m x 3.2m, 16sqm

Sales Office.....2.8m x 2.2m, 6.5sqm

Sales Office.....2.7m x 1.8m, 5.4sqm

Sales Office.....3.8m x 3.7m, 14.4sqm

Sales Office.....2.3m x 3.2m, 7.6sqm

Sales Office.....3.2m x 3.2m, 10.1sqm

A door leads off the entrance way to a separate hallway, having a kitchenette off.

Kitchenette.....2.2m x 3.8m

Having a modern kitchen.

WC Men's

Low level WC and sink.

WC Ladies

Low level WC and sink.

Office.....3m x 2.2m

Adjoining the property a garage door leads to an interlinked

Storage Area.....8.9m x 5.5m, 48.9sqm

The property benefits from gas fired central heating, UPVC double glazed windows, laminate floors and a modern level of decoration.

Outside...

The property sits in its own ringfenced site with a gravelled parking area and space for over 15 vehicles.

Schedule of Accommodation...

Sales Area	103.3m ²	1,112ft ²
Office Accommodation Net	46.5m ²	500ft ²
Ancillary Accommodation Storage	52.7m ²	570ft ²
Total	202.5m²	2,180ft²

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The tenant will be responsible for a contribution towards the landlord's reasonable legal fees with regards to the lease preparation of £1,000 plus VAT.

Rent will be paid quarterly in advance with the tenant responsible for a deposit to the landlord the equivalent of a quarter of a year's rent. Rent will have regular reviews to market rent.

Outgoings...

The ingoing tenant will be responsible for all utilities and outgoings including Business Rates.

The Rateable Value is currently £15,750. Full details are available on the VOA Website.

EPC...

The property has an Energy Performance Asset Rating B46. Full details are available on request.

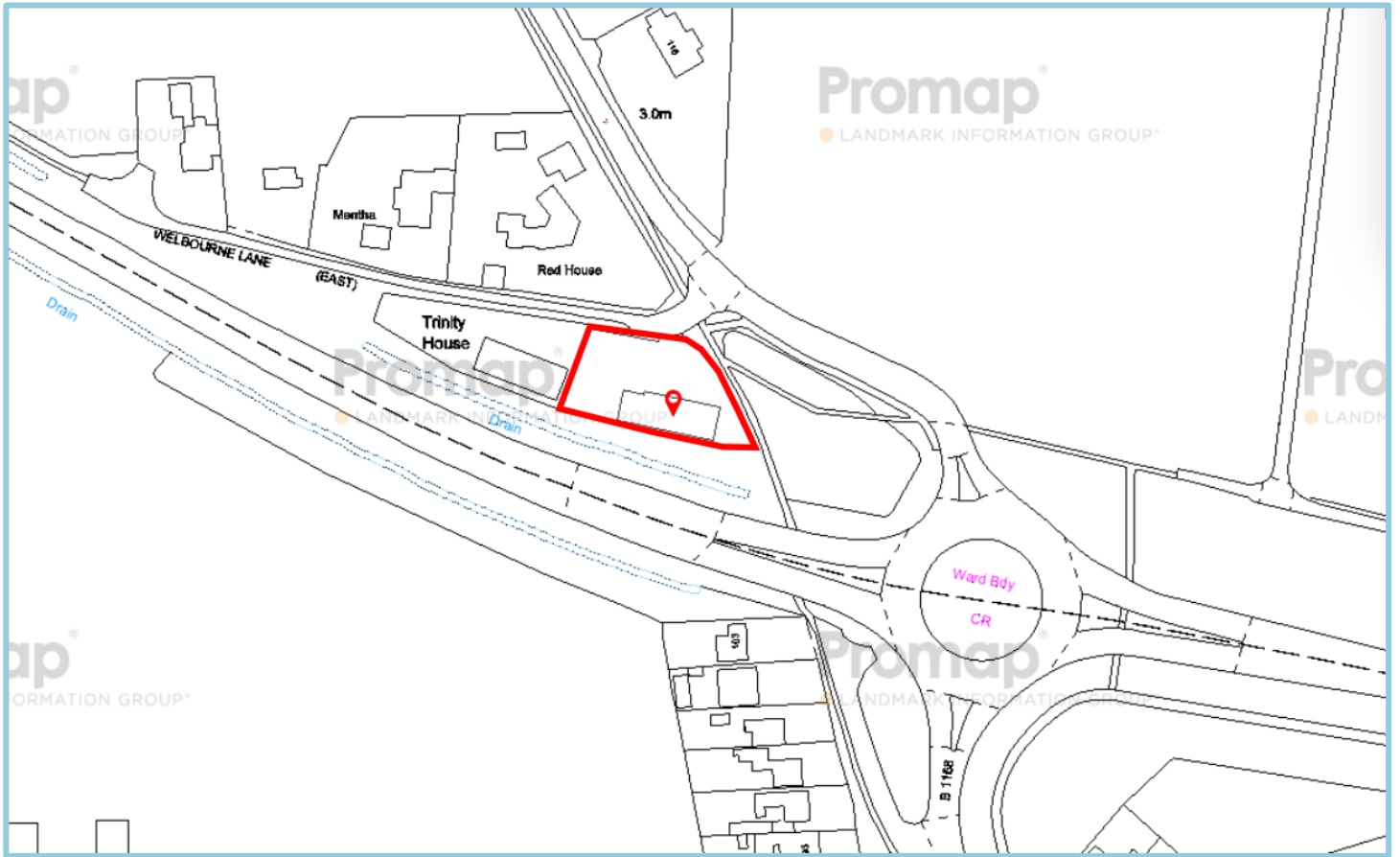
Viewing...

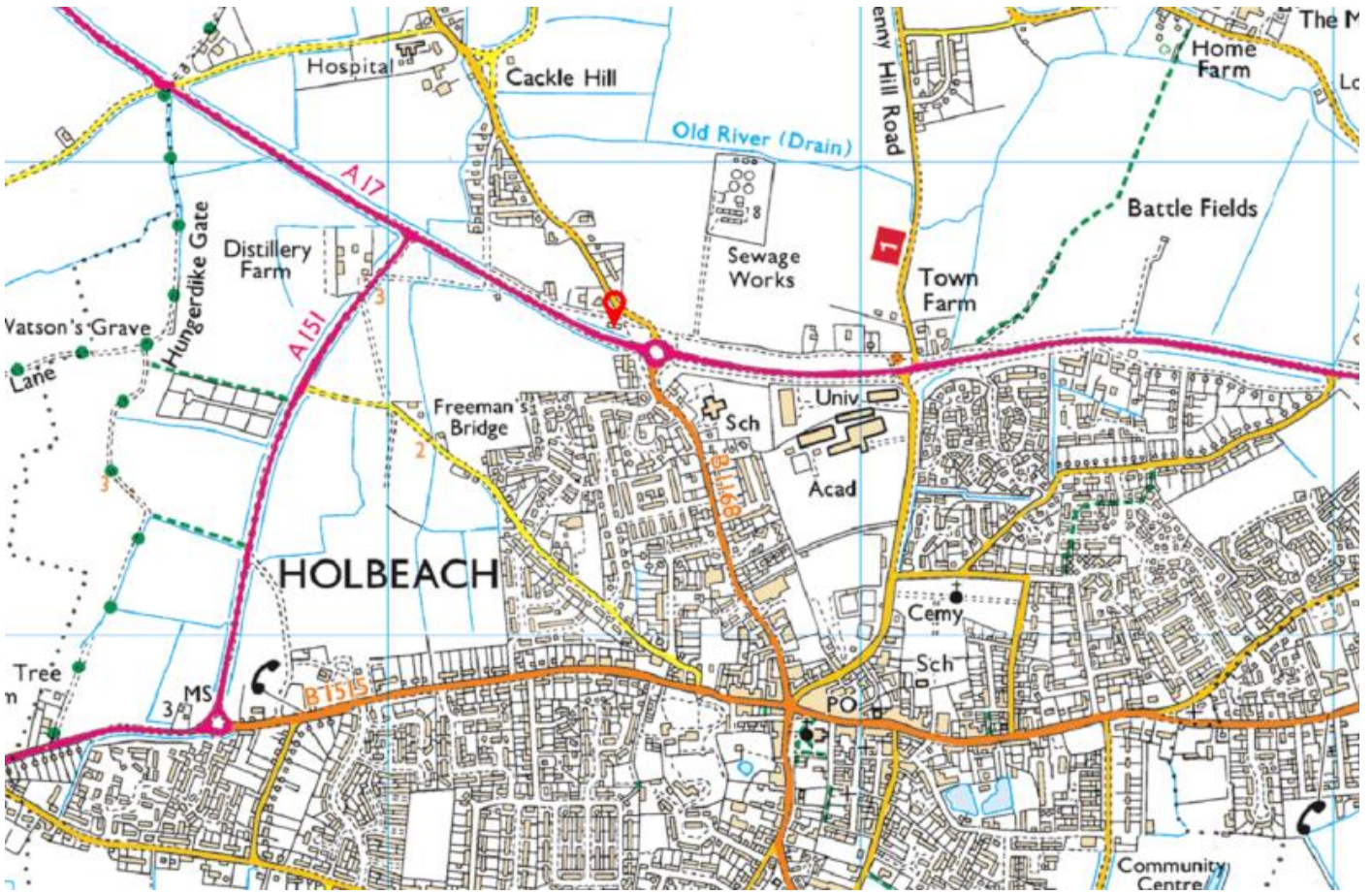
All viewings are to be made by appointment through the agent.

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