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## Unit 2 Stumps Lane, Spalding, Lincolnshire, PE12 6AT

**TO LET: Rent - £17,500 Per Annum**

- Commercial Unit with an Approximate Gross Internal Floor Area of 329m<sup>2</sup> (3,544ft<sup>2</sup>)
  - On Site Car Parking and Yard
- Close to Springfields Retail Outlet / Festival Gardens and the A16 Spalding Bypass
  - Flexible Terms

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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## LOCATION

The property is situated on the northeast 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 Camelgate onto Roman Bank and the property can be found a few hundred yards on the right-hand side. The approximate location of the property is shown on the plan within these Particulars.

## ACCOMMODATION

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

Overall the Unit measures 24.00m deep x 13.72m wide. To the front are double entrance doors, a large display window and a roller shutter door leading to an internal loading area. There is an integral partitioned reception and office at the front of the unit. At the rear of the unit there is a kitchenette, separate WC and separate disabled person's WC, and double fire exit doors. Internally the unit has a concrete floor, painted walls, fluorescent lights and rooflights. The accommodation comprises:

ENTRANCE RECEPTION:	3.55m x 6.70m (minimum measurements)
WORKS OFFICE:	4.20m x 3.60m, large display window
LOADING AREA:	5.09m x 3.56m plus 10.16m x 4.06m, manual roller shutter door (about 3.40m wide and 2.75m high)
KITCHENETTE:	1.50m x 2.40m (worktop and unit with stainless steel sink)
WC:	2.44m x 0.86m (WC and Wash Hand Basin)
DISABLED WC:	2.44m x 1.49m (WC and Wash Hand Basin)

**Approximate Overall Gross Internal Floor Area: 329.28m<sup>2</sup> (3,544ft<sup>2</sup>)**

**OUTSIDE:** Large gravelled car park to front of the property with entrance through double metal gates from Stumps Lane for general car parking.

Other yard areas may be available for additional vehicle parking, subject to separate negotiation.

### **PLANNING**

The property historically has been used in parts for a number of uses and 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.

### **LEASE TERMS**

**RENT:** £17,500 per annum, payable quarterly in advance.

**TERM:** The Unit is offered on a 3-year lease but this could be longer or shorter if required. A longer lease will generally be subject to an upwards only 3 yearly rent reviews.

The Landlords are willing to agree to break clauses in any lease of reasonable length in favour of the tenant, subject to the usual conditions.

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

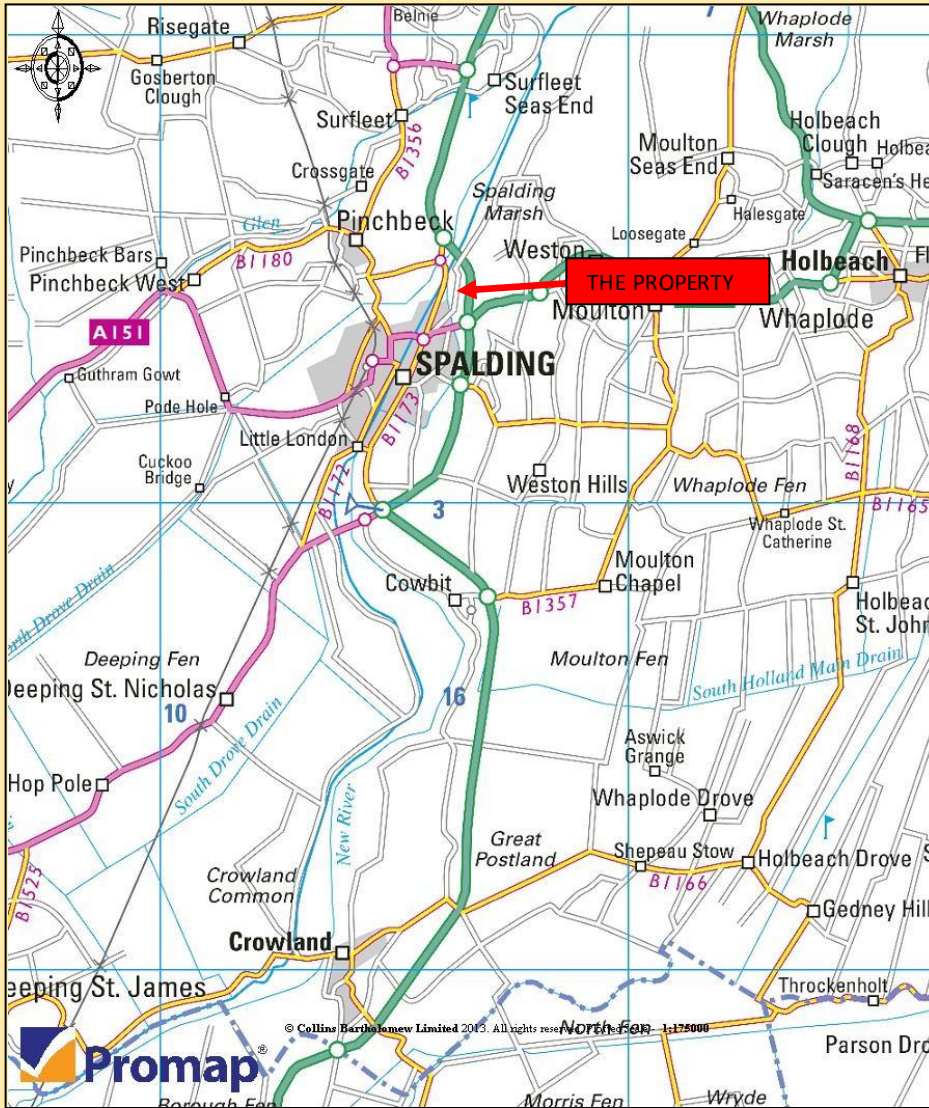
**MAINTENANCE & INSURANCE:** The Unit is offered on a full repairing and insuring lease to the tenant. The Landlords will be responsible for the maintenance of common areas.

**OUTGOINGS & BUSINESS RATES:** Normal outgoings and business rates will be payable by the tenant.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**SECURITY DEPOSIT:** The Landlords will require a security deposit equivalent to three months' rent be paid at the commencement of the tenancy, which will be in addition to the first quarter's rent.





#### SERVICES

Mains water (metered supply) and 3-phase electricity. Private drainage.

#### BUSINESS RATES

Ratable Value: £10,750 (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.

#### 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: S11516

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. LLP  
 5 New Road, Spalding, Lincolnshire PE11 1BS  
 T: 01775 765536  
 E: commercial@longstaff.com  
 www.longstaff.com

This property's energy rating is E.

