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BOURNE COMMERCIAL 01778 420 406 www.longstaff.com



Unit 4, Holt House Business Centre, Cherry Holt Road, Bourne, PE10 9LH

Asking Rent of £15,000 + VAT per annum.

Office extending to approx. 110 sq. m. (1,192 sq. ft.) - Net Internal Area.

Prominent location in close proximity to Bourne town centre.

Available from 1st October 2024.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated on Cherry Holt Road. From Bourne town centre, turn onto Abbey Road/Spalding Road (A151), and after approximately one mile turn right onto Cherry Holt Road. Proceed along Cherry Holt Road and Holt House Business Centre is located on the left-hand (East) side of the road, after approximately 100 meters.

DESCRIPTION

The two storey 'end-terrace' property fronts directly onto Cherry Holt Road and occupies a prominent position. The property has allocated car parking directly outside the front of the unit for up to three cars, and additional car parking facilities to the rear.

The property comprises of four office rooms, kitchenette facilities, front and rear access doors, a storeroom, and two separate W/C facilities. The property will be neutrally decorated throughout. The building has an Air Source Heat Pump which provides both heating and cooling. The site has an extensive CCTV system.

The building is currently used for office purposes, although it may be suitable for alternative uses - interested parties are encouraged to contact South Kesteven District Council in relation to planning matters.

ACCOMODATION

Ground Floor:

Office	–	Approximately 46.04 sq. m. (495.56 sq. ft.).
Kitchenette	–	Approximately 5.91 sq. m. (63.61 sq. ft.).
Rear Lobby	–	Approximately 3.72 sq. m. (40.04 sq. ft.).
<u>W/C</u>	–	<u>Approximately 2.91 sq. m. (31.32 sq. ft.).</u>
Total Ground Floor Net Internal Area	–	Approximately 55.67 sq. m. (559 sq. ft.).

First Floor:

Landing	–	Approximately 1.40 sq. m. (15.06 sq. ft.).
Rear Lobby	–	Approximately 3.68 sq. m. (39.61 sq. ft.).
Storeroom	–	Approximately 5.91 sq. m. (62.61 sq. ft.).
W/C	–	Approximately 2.93 sq. m. (31.53 sq. ft.).
Office One	–	Approximately 15.09 sq. m. (162.42 sq. ft.).
Office Two	–	Approximately 22.87 sq. m. (246.17 sq. ft.).
<u>Office Three</u>	–	<u>Approximately 7.58 sq. m. (81.59 sq. ft.).</u>
Total First Floor Net Internal Area	–	Approximately 55.13 sq. m. (593 sq. ft.).
Total Net Internal Floor Area (NIA)	–	Approximately 110.80 sq. m. (1,192 sq. ft.).

TERMS

- The unit is offered to let on a new 6 Year lease, with a Break Clause in place at Years 1 and 3.
- The lease will be subject to a Rent Review at Year 3 – Upwards only to Open Market Rental Value’.
- The leases will be contracted out of the Security of Tenure Provisions under Part II of the Landlord and Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- The tenant will be required to pay a deposit of £3,750.
- The unit is offered To Let on an internal repairing basis.
- The Landlord will insure the property and recharge the annual premium to the tenant.
- The Tenant will be responsible for insuring their use, the internal contents and plate glass.
- The Tenant should maintain a Public Liability Insurance policy.
- The Tenant will not be permitted to sub-let, assign or share any part of the premises.
- VAT will be payable in addition to the rent.

SERVICES

The property benefits from mains electricity, water and foul drainage. The premises is heated by an air source heat pump and features single-phase electric.

OUTGOINGS

The tenant will be responsible for the payment of all normal outgoings including Business Rates, utilities/services, telephone and broadband.

BUSINESS RATES

The tenant will be responsible for the payment of all Business Rates. The Rateable Value of the property on the 2023 list is £7,500. Interested parties are advised to contact South Kesteven District Council directly with any further enquiries and to verify this figure.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Viewings are by appointment only with R Longstaff & Co LLP Commercial Department. Please call our Bourne Office on 01778 420 406 to arrange an appointment.



TENURE

Leasehold.

LOCAL AUTHORITIES

District and Planning:

South Kesteven District Council (SKDC) - St. Peters Hill, Grantham, Lincolnshire. NG31 6PZ - CALL 01205 314 200

County and Highways:

Lincolnshire County Council - County Offices, Newland, Lincoln, LN1 1YL - CALL 01522 552 222

Electricity:

Opus Energy - Opus Energy House, 8-10 The Lakes, Northampton NN4 7YD - CALL 08432 272 377

Water and Foul Drainage:

Anglian Water Customer Services - PO Box 10642, Harlow, Essex, CM20 9HA - CALL 08457 919 155

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

EPC Rating: Energy Rating - C

Ref: 16668

ADDRESS

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