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Studios adj. to The Cross School, 1 Eastgate, Deeping St James,  
Peterborough, PE6 8HH

**Asking Rent of £5,300 p.a. - £6,000 p.a.**

Newly Built Prestige Studios - Suitable for a Variety of Uses (Subject to Planning).

Gross Internal Floor Areas Approx. 22.09 – 25.30 sq. m. (237 – 272 sq. ft.).

Allocated On-Site Car Parking Spaces.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



## LOCATION

The Studios are located adjacent to The Cross School, on the north side of Eastgate (on the B1166), giving good road links to the A1175 connecting to Stamford, to the A15 (Peterborough, Bourne to Sleaford) and to the A16 (Peterborough to Boston).

## DESCRIPTION

The development provides four separate timber-clad studios, which have been newly built to an extremely high standard. The studios feature LED lighting and an underfloor electric heating system. All studios have use of a professionally landscaped garden with bench seating. There is also access to on-site car parking and shared, central W/C and kitchenette facilities. All four studios have hardwood 'stable door' style entrance doors.

Studio One includes a large glass window overlooking the beautifully landscaped garden, with modern communal bench seating. Studios Two, Three and Four have an electronically controlled skylight, providing natural light from above.

## ACCOMMODATION

Studio One:

5.18m (av.) x 4.65m (av.) - approx. 24.13 sq. m. / 259.84 sq. ft. – Asking Rent £6,000 p.a.

Studio Two:

5.08m (av.) x 4.66m (av.) - approx. 23.72 sq. m. / 255.32 sq. ft. – Asking Rent £5,700 p.a.

Studio Three:

4.74m (av.) x 4.65m (av.) - approx. 22.09 sq. m. / 237.78 sq. ft. – Asking Rent £5,300 p.a.

Studio Four:

5.39m (av.) x 4.69m (av.) – approx. 25.30 sq. m. / 272.33 sq. ft. – Asking Rent £6,000 p.a.

Central W/C Facilities:

Overall Measurement – 4.64m (av.) x 5.13m (av.) – approx. 23.80 sq. m. / 256.18 sq. ft.

## **TERMS**

- Each Tenant will be responsible for the payment of their own Business Rates, Outgoing Services, Utilities and Internet Usage - all of which will be included in the Service Charge, detailed further below.
- The property has the benefit of mains electric, water and foul drainage.
- All studios have underfloor electric heating.
- Studios Two and Three have potential connections for mains water and waste to allow for a wash basin facility to be fitted, if required.
- The studios each have internet connections fitted – more details are available upon request.

## **SERVICES AND OUTGOINGS**

- The studios are offered to let on new leases - minimum term of three years, with a break clause at the end of year one.
- 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.
- A quarters rent will be payable as a deposit.
- The unit is offered To Let on an internal repairing basis.
- Each Tenant will be responsible for insuring their use, the internal contents and should maintain a Public Liability Insurance policy.
- Each Tenant will not be permitted to sub-let, assign or share any part of the premises.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

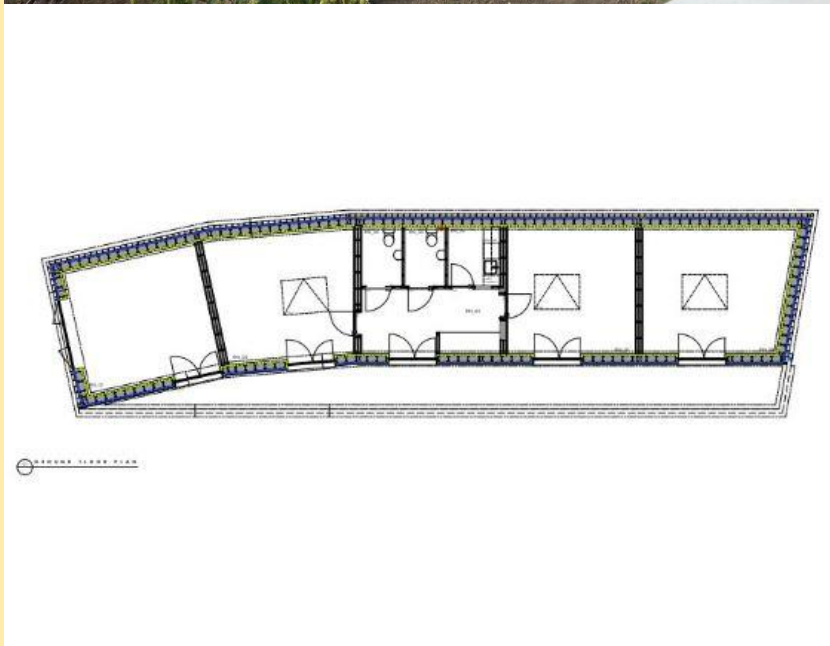
## **SERVICE CHARGE**

The tenants will be required to pay a service charge of £ TBC pcm, which will be subject to review on an annual basis, to cover the cost of:

- Cleaning, gardening and maintaining the communal areas.
- The removal of all standard, non-medical waste.
- Electric usage in each studio, as well as in the communal area.
- Broadband usage within each studio – supplier details available upon request.
- Water usage and foul drainage from the central, communal facilities.

## **PARKING**

The studios each have an allocated car parking space available for use to the rear, accessed from Church Gate. These can be used at any time, with visitor car parking also accessible, dependent upon availability.



#### TENURE

Leasehold.

#### LOCAL AUTHORITIES

South Kesteven District Council (SKDC).

#### 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.

Energy Performance Certificates (EPCs) - TBC.

**Ref: 16634**

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