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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



10 West End, Holbeach, Spalding PE12 7LW

Rent £6,000 Per Annum

- Retail / Office Unit
- Close to the centre of Holbeach
- Sales/Office area with rear kitchen/staff room
- Total Net Internal Area 46.3m²

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The property is situated in the market town of Holbeach, lying within the Conservation Area.

Holbeach is a market town with a population close to 5,000 and is located with easy access off the A17 together with connections to the A1 and the A16 to Spalding and Boston. Spalding enjoys a rail connection service to Peterborough from where main line connections to London's Kings Cross are readily available (minimum journey time 49 minutes).

The property has recently provided office accommodation but could also be suitable for retail use.

ACCOMMODATION

SALES/OFFICE AREA	9.62m x 3.82m. Large display window. Wood flooring. LED Lights. Intruder Alarm. Radiators. Air Conditioning. Access hatch to cellar.
KITCHEN/STORE AREA	4.23m x 3.03m (max). Wood Laminate flooring. Stainless steel sink with base cupboard. Electric Boiler in cupboard. Door off to Rear Lobby.
WC/SHOWER	1.83m x 0.40m. Vinyl flooring. Shower cubicle, wash hand basin and WC.
LOBBY	Door to rear (no parking is included with the property).

BUSINESS RATES

RV £4,950 2023 List

VIEWING

By appointment with the Agents – Tel 01775 765536.

Email: commercial@longstaff.com

LEASE TERMS**Lease Term:**

A minimum of 3 years full repairing and insuring lease is available.

Rent:

£6,000 per annum exclusive. Rent is payable quarterly in advance.

Business Rates /Outgoings:

The tenant will be responsible for the payment of any Business Rates due, and for all normal outgoings.

Use:

The proposed use for the property will be subject to the Landlord's consent

Security Deposit/References:

The Landlord will require the Bank, Accountancy and Trade References will be required to pay a security deposit in advance, the equivalent of one quarter's rent, at lease commencement.

Costs:

Each party will be responsible for their own legal costs.

EPC GRAPH TO BE INSERTED

SERVICES Mains gas, water, electric & drainage are understood to be connected. An electric boiler serves to provide heating to the property and there is an air conditioning unit.

LOCAL AUTHORITIES

South Holland District Council

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.

Ref: S11580

ADDRESS & CONTACT

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