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# Longstaff<sup>COM</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**56 Knight Street, Pinchbeck, Spalding, Lincolnshire PE11 3RB**

**TO LET - Rent £6,000 Per Annum**

- Hairdresser Salon / Retail Shop
- Prominent Location on Knight Street opposite Spar and Hargraves Butchers
  - Total Ground Floor Net Internal Floor Area 51m<sup>2</sup> (555 sq.ft.)
  - In Good Decorative Condition Throughout
- Available end of January 2025, on Retirement of the existing Tenant

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



## LOCATION

The property is situated in a good trading location in Knight Street, Pinchbeck, close to Hargraves Butchers, Spar Shop, and other retailers. The village is within 2 miles of the market town of Spalding.

## DESCRIPTION

Currently operating as a Hairdressers, the property offers alternative retail or office use potential (subject to Planning Consent) in a prominent location.

The total net internal floor area of the Ground floor is approximately 51m<sup>2</sup> (555 sq.ft.).

## ACCOMMODATION

<b>SALON:</b>	6.16m deep x 4.72m max, electric panel radiator, laminate floor, fluorescent and spotlights.
<b>WASH/PREP AREA:</b>	3.89m x 6.75m, laminate floor, fluorescent and spot lights, 2 washback sinks, cupboards.
<b>KITCHEN AREA:</b>	3.89m x 2.00m, vinyl floor, stainless steel sink, space for storage, fluorescent lights, Hot water cylinder. Plumbing for washing machine.
<b>REAR HALL:</b>	Door to rear passageway.
<b>WC:</b>	1.6m x 1.2m Low level WC and wash hand basin, vinyl flooring.
<b>OFFICE/STORE:</b>	3.89m x 1.00m Laminate floor
<b>PARKING:</b>	<b>2 CAR PARK SPACES IN FRONT OF THE PROPERTY</b>

## **LEASE TERMS**

**TERM:** A minimum of 5 years with an upward only rent review on a 3 yearly cycle. The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

**RENT:** £6,000 per annum payable monthly in advance.

**MAINTENANCE:** The tenant will be responsible for all internal repairs and decorations and for the maintenance of the shop front.

**BUILDINGS INSURANCE:** The tenant will reimburse to the Landlords the buildings insurance premium for the property. The tenant will be responsible for Plate glass insurance.

**BUSINESS RATES:** The tenant will be responsible for the payment of Business Rates. Rateable Value: £5,300 (2023 List) Interested parties are advised to make their own enquiries with South Holland District Council regarding the amount of rates payable and any small business rate relief.

**LEGAL COSTS:** The tenant to pay 50% of the Landlord's legal costs. The sum of £1,000 will be required to be lodged on instruction of solicitors, which will be non-refundable, otherwise used towards the rent.

**DEPOSIT:** A deposit equating to a quarter's rent will be payable at the commencement of the tenancy.

**REFERENCES:** The Landlords will require the usual Bank, Accountant's and Trade References in the normal way.

### **NOTES:**

1. No equipment is included with the letting of the property, however various items are available for sale by the present tenant by separate negotiation.
  2. The property is not suitable for a take-away.
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## TENURE

The property is Freehold. A new water heater was installed in 2022. The roof has recently been replaced.

## SERVICES

All mains services are available.

## 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. Interested parties are advised to check the availability of these with their solicitor or surveyor.

## Ref: S11597 OCT 2024

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.

## CONTACT / VIEWING

### BY APPOINTMENT ONLY

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This property's energy rating is C.

