

EST 1770



Longstaff^{.COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Workshop, Offices & Yard

6a North Street, Crowland, Peterborough PE6 0EF

TO LET - Guide Rent: £7,000 per annum

- Suitable for a Variety of Uses (Subject to Planning)
- Car Parking and Yard Area
- Approximately Gross Internal Floor Areas:

Workshops:	281.84m ² (3,033 sq.ft.)
First Floor Offices/Stores:	36.91m ² (397 sq.ft.)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The workshop is very centrally located within the town being positioned off North Street and accessed via a private roadway used in conjunction with adjacent properties. The road system from Crowland allows easy access via the A16 to Peterborough.

The property provides the opportunity for a variety of uses, subject to such Landlord approval and other Planning Consents as may be specifically required. The building offers workshop space and useful outside yard space / car parking.

DESCRIPTION

The premises are a steel portal frame construction with sheet cladding / blockwork to the walls under roof sheeting. The Workshop is currently split into several sections and, until recently, has been used as a Depot for a local small Building business. The property is vacant and is available to let as a whole.

Internally, the property has a concrete floor and fluorescent lighting throughout. There is both single and three phase mains electric and water to the property. There are 2 large sets of sliding double doors to the main Workshop and a pedestrian/double doors to the smaller area.

Externally, there are a set of metal gates leading to the parking area, and the property has shared vehicular access from North Street.

ACCOMMODATION

MAIN WORKSHOP: 12.49m x 6.96m plus (16.04m x 5.6m) plus (16.24m x 3.21m) plus (7.30m x 4.87m)
2 sets of double sliding doors.

INCLUDING WORKSHOP OFFICE/WC: (2.25m x 3.79m overall)

SMALL WORKSHOP/OUTSIDE WORKROOM / OFFICE: 5.34m x 3.85m, laminate flooring, fluorescent lights.

FIRST FLOOR STORES / OFFICES: Accessed via internal staircase
2.97m x 2.67m
3.00m x 7.95m
3.16m x 4.51m plus 4.83m x 1.85m

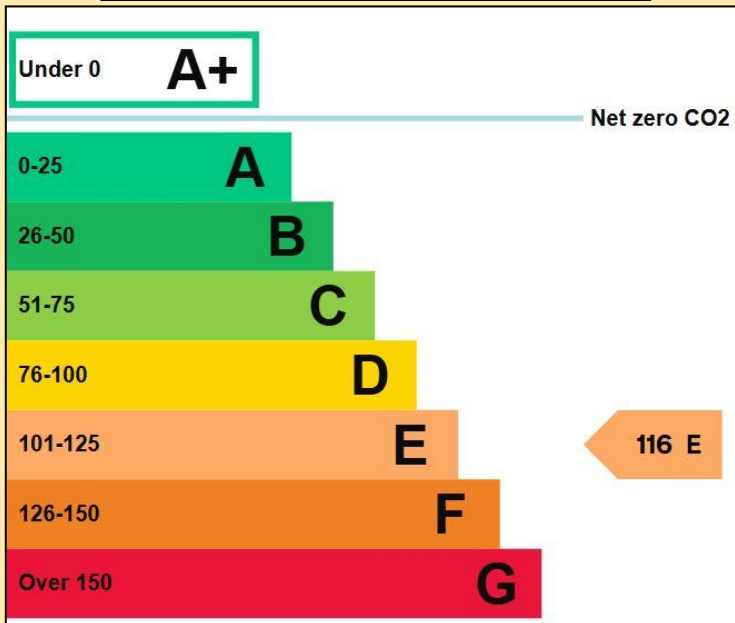
LEASE TERMS

- TERM:** The unit is offered on a minimum 3 year lease, longer if required this will be subject to upwards only 3 yearly rent reviews. The lease is to be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.
- GUIDE RENT:** £7,000 per annum, payable quarterly in advance.
- BUSINESS RATES/
OUTGOINGS:** The tenant will be responsible for all outgoings and the payment of all Business Rates. Rateable Value: £5,300 (2023 List)
- Interested parties are advised to make their own enquiries direct with South Holl and District Council as to the precise amount of Business Rates payable and the possibility of being eligible for Small Business Rate relief. CALL: 01775 761161.
- REPAIRS &
BUIILDINGS
INSURANCE:** The lease is offered on the basis that the tenant will be required to keep the Unit in no better condition than at the time of taking the tenancy, and the tenant will reimburse to the landlord the buildings insurance premium.
- LEGAL COSTS:** The Landlord will pay the first £1,000 plus VAT towards Landlord legal expenses. Any costs in addition to this amount will be passed to the prospective Tenant.
- PLANNING:** Prospective tenants are advised to carry out their own investigations with the Local Authority and ensure that their intended use for the property is satisfactory to the existing Planning Consent.
- SECURITY DEPOSIT:** The Landlord will require a security deposit equivalent to three months' rent to be paid at the commencement of the tenancy, which will be in addition to the first quarter's rent, plus any associated Legal Costs.





6a North Street, Crowland EPC



SERVICES Mains drainage, water and electricity (single and three phase) are connected.

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

R. Longstaff & Co LLP, their dients 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 dient(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: S11607

ADDRESS & CONTACT

R. Longstaff & Co LLP, 5 New Road, Spalding Lincolnshire PE11 1BS

T: 01775 765536 E: commercial@longstaff.com www.longstaff.com

