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# Longstaff<sup>.COM</sup>

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



## FIRST FLOOR OFFICES/STORES

**1A ABBEY PATH, SPALDING, LINCOLNSHIRE PE11 1AY**

**TO LET : RENT - £4,000 PER ANNUM (PLUS VAT)**

- First Floor Offices / Stores to let for a 3-year term
- The property extends to about 91.28m<sup>2</sup> (982.52 sq.ft.)
- Good secondary location close to the Town Centre

SPALDING 01775 766766

GRANTHAM 01476 565371

BOURNE 01778 420406

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



## LOCATION

The property is located off Abbey Path, Spalding which is a secondary location close to the Town Centre. The property comprises of first floor Offices/Store Rooms.

The property is accessed from the ground floor by an existing staircase within the communal courtyard.

There is a pedestrian Right of Way to the staircase to the property. The staircase is accessed through the double doors which front on to The Crescent / Sheep Market.

**WHAT 3 WORDS LOCATION: - ///DAMP.TANKS.TICKETS**

## ACCOMMODATION

### FIRST FLOOR: -

<b>MAIN OFFICE AREA</b>	9.58m x 4.90m Fluorescent strip lighting, x3 skylights, electric radiator, carpeted flooring.
<b>STORE ROOM NO. 1</b>	2.40m x 1.77m Wooden flooring, pendant light fitting.
<b>OFFICE NO. 2</b>	2.35m x 2.91m Wooden flooring, downlights in ceiling.
<b>OFFICE NO. 3</b>	3.64m x 2.82m Wooden flooring, downlights in ceiling.
<b>STORAGE ROOM NO. 2</b>	4.83m x 2.71m Wooden flooring, fluorescent strip lighting, corrugated translucent UPVC roof sheets.

**KITCHEN**

2.02m x 2.23m

Wooden flooring, fluorescent strip lighting, electric radiator, stainless steel sink and drainer.

**SHOWER ROOM**

1.53m x 3.55m

W/C, enclosed shower unit with tile surround, wash hand basin, wooden flooring, fluorescent strip lighting.

**LEASE TERMS****1 RENT:**

£4,000 plus VAT per annum exclusive.

**2 BUSINESS RATES:**

The Tenant will be responsible for the payment of Business Rates.

Interested parties are advised to make their own enquiries direct with South Holland District Council as to the precise amount of rates payable and as to whether Small Business Rate Relief may be available.

**3 TERM:**

The lease is for a term of 3-years.

**4 OUTGOINGS:**

All outgoing are to be the responsibility of the tenant.

**5 CONTENTS AND BUILDING INSURANCE:**

The Tenant will reimburse to the Landlords the reasonable proportion of the Buildings Insurance Premium in respect of the property.

Contents Insurance will be the responsibility of the Tenant.

**6 REPAIRS AND MAINTENANCE:**

The Tenant will be responsible for internal repairs, decoration and maintenance, and will be expected to leave the property in as good a condition as at the commencement of the Tenancy. A photographic Record of Condition will be prepared at the commencement of the Tenancy recording the general condition of the building. The Landlord will be responsible for the main fabric of the building.

**7 USE:**

The use of the property will be subject to the Landlord's consent.

**8 LEGAL COSTS:**

Each party will be responsible for their own legal costs in respect of the preparation and execution of the Lease.

**9 REFERENCES:**

The Landlords will require the usual Trade, Bank and Accountant's reference and may require a Security Deposit.

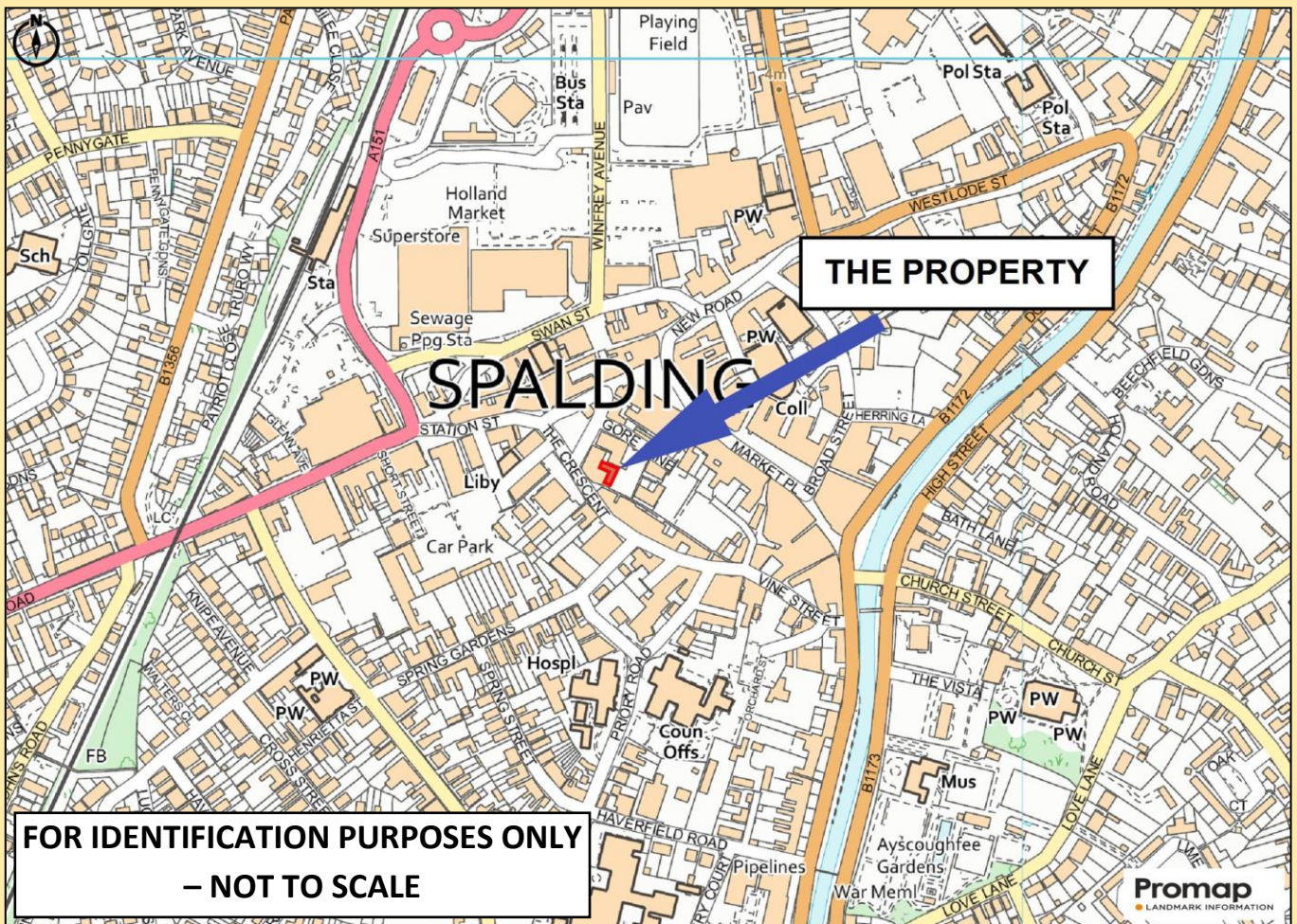
**TENURE**

Leasehold.

**SERVICES**

Mains water, electricity and drainage are connected however, prospective tenants should check the capacity of the services for their particular requirements.





**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.

**CONTACT**

R. Longstaff & Co. LLP  
 5 New Road, Spalding, Lincolnshire PE11 1BS  
 T: 01775 766 766, Option 5  
 E: kerry@longstaff.com  
 www.longstaff.com

**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. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S11628**

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.

