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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



2a Sheep Market, Spalding, Lincolnshire, PE11 1BH
Comprising Ground Floor shop and First Floor Hairdressing Premises

TO LET – Rent £9,000 per annum

- Central Town location
- Close to Hollands Market
- On Street Car Parking Available Close By

SPALDING 01775 766766

BOURNE 01778 420406



DESCRIPTION

The property comprises premises situate on the east side of Sheep Market close to the Town Centre of Spalding. The property lies close to the pedestrian routing to Hollands Market with a large number of multiple operators including Sainsburys, Iceland, Halfords, Poundland, Argos and Shoezone, Pets at Home, and B & Q.

The property comprises ground and first floor accommodation, with the hairdressing salon also running over the first floor of No 2 Sheep Market, (a mobile phone shop). The unit has a separate side access in addition.

Accommodation

(All equipment in the property belongs to the existing Tenant)

Ground Floor

Salon Reception: 5.27m x 3.56m. Store cupboards off.

First Floor

Rear Store and Facilities Room: 3.16m x 4.20m.

First Floor Areas: 7.72m x 5.86m plus 5.41m x 3.55m plus 4.15m x 3.33m plus 3.76m x 2.42m

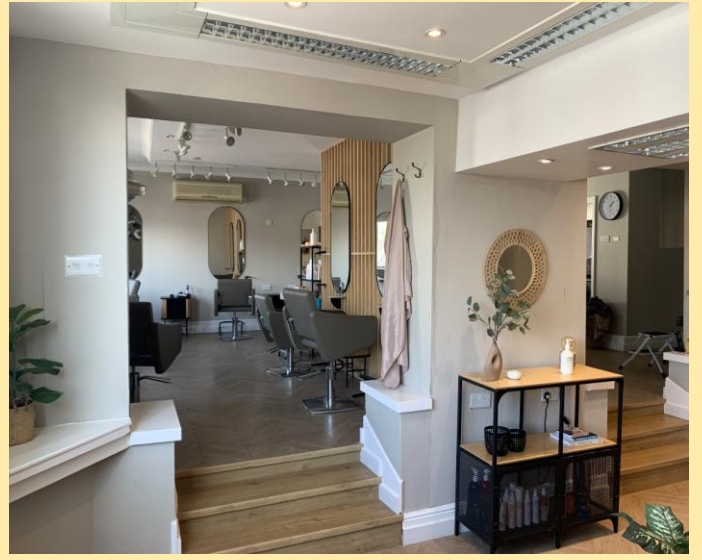
Details of proposed Tenancy

A lease of minimum 3 years terms, contracted out of the Landlord and tenant Act Security Provisions. The Tenant to keep the interior of the property in good and substantial repair and condition, subject to a schedule of condition. The landlord to be responsible for the wooden base, and roof and flat roof. The tenant to be responsible for reimbursing insurance and for plate glass insurance.

Services Mains electricity, water, gas and drainage are connected. A gas boiler serves the property.

Construction of the property is of brick with part mineral felt flat roof and part pitched roof with interlocking concrete tiles. There is a parapet wall to the front of the property. Most windows are timber double glazed.

All measurements and areas provided are for guidance only and may not necessarily be relied upon. Interested Parties are encouraged to carry out their own surveys.





TENURE Freehold – subject to Lease

SERVICES

As stated above.

VIEWING

Strictly by appointment with the Vendors selling agents, R Longstaff & Co LLP **Call:** 01775 765536

COPIES OF LEASES

Subject to signing a Confidentiality Agreement, a copy of the leases are available for inspection at R Longstaff & Co LLP Spalding Offices by prior appointment or by email.

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

Ref: S11665 (17 Jan 2025)

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.

ADDRESS

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

Call: 01775 765536 **Email:** commercial@longstaff.com
www.longstaff.com

This property's energy rating is D.

