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



## 42a Knight Street, Pinchbeck Spalding PE11 3RB

**TO LET : Rent - £5,500 per annum**

- Retail Shop / Office Use
- Total Ground Floor Net Internal Floor Area 28m<sup>2</sup> (301 sq.ft.)
- Available immediately

SPALDING 01775 766766 BOURNE 01778 420406



## 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.

The property has operated as an office in recent years.

The total net internal floor area is 28m<sup>2</sup> (301 sq.ft.)

## ACCOMMODATION

**ENCLOSED PORCH:** 1.7m x 1.53m Window. Door leading into:

**RETAIL / OFFICE AREA:** 5.46m x 5.09m. Carpet to floor. Painted walls. Fluorescent lighting.

**REAR LOBBY:** 1.08m x 1.20m (maximum) Door to rear

**WC:** Low level WC and WHB

The property has a route of access down the side around to the rear door.

There is no fixed heating in the property.

## LEASE TERMS

- RENT:** £5,500 per annum, payable monthly in advance.
- LEASE:** A flexible lease term is offered, subject to a minimum term of 3 years. Terms over 3 years to have upward only 3 yearly rent reviews.
- BUSINESS RATES:** Rateable Value **(Future):** 1<sup>st</sup> April 2026 List: £5,800  
Interested parties are recommended to contact South Holland District Council regarding any small business rate relief / amount of rates payable.
- OUTGOINGS:** The tenant will be responsible for all normal outgoings.
- MAINTENANCE:** The tenant will be responsible for all repairs and decorations.
- SECURITY DEPOSIT:** A security deposit equating to 3 months' rent, will be payable at the commencement of the rent.
- REFERENCES:** The usual Bank, Trade and Accountant's references will be required, and an existing Landlord (if applicable).
- LEGAL COSTS:** Each party will be responsible for their own legal costs.
- SERVICES:** All mains services are available at the property.
- PLANNING:** The property has previously been used as Retail premises, and as an office.  
Other uses would be considered, subject to a formal change of use application being submitted to the Local Authority by the tenant at their own cost.
- LOCAL AUTHORITIES:** South Holland District Council, Priory Road, Spalding, 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: S11933/ Mar 26

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

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

T: 01775 765536

E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

