

EST 1770

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COMMERCIAL



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TO LET ON LEASE

10 HIGH STREET  
HOLBEACH  
LINCOLNSHIRE  
PE12 7DY

- *Modern Sales Shop Situated in the Centre of the Town*
- *Total Sales Area About 67m<sup>2</sup> (723 sq.ft.)  
Plus Ancillary Accommodation*
- *Car Parking Space at Rear*

**Rent: £11,950 plus VAT**



Reference No: S8307 - 10-11

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

## PARTICULARS

*The property is one in a parade of three modern shops situated in the prime retail area of the market town of Holbeach. The property is adjacent to Barclays Bank and is opposite Lloyds TSB Bank and Boots.*

*In particular, the property has the advantage of a car parking space to the rear to the property in a joint rear gravelled car park having access from Albert Street.*

## ACCOMMODATION

*Ground floor access at front to:*

### SALES SHOP:

*10.44m deep x 5.96m wide, widening to about 6.4m at the rear, central doorway and 2 display windows with concealed units, Myson convector heater over door, ceiling tiles with 12 fluorescent strip lights, 3 further convector heaters to shop, currently 5 CCTV cameras to shop, air con unit (not in use at the present time).*

### REAR STORAGE AREA / HALLWAY:

*6.34m deep x 2.95m narrowing to 1.75m, ceiling tiles, 2 fluorescent strip lights, 2 CCTV cameras currently fitted.*

**REAR CUPBOARD:** 1.75m x 0.52m, sliding doors

### OFFICE:

*2.95m x 3.2m, CCTV camera, double radiator.*

**SECURE STORE:** 2.95m x 0.92m

### REAR LOBBY / ENTRANCE HALL:

*Steps down to rear gravelled car parking area.*

### KITCHEN:

*1.86m x 1.49m, inset stainless steel sink unit (mixer taps), worktop with cupboards under, 2 wall cupboards, radiator, Worcester wall mounted gas boiler, security bars to window.*

### SEPARATE WC:

*Low level WC, wash basin, radiator, extractor fan.*

## SCHEDULE OF APPROXIMATE INTERNAL FLOOR AREAS

	<u>Sq.Mtrs.</u>	<u>Sq.Ft.</u>
RETAIL SHOP:	67.15	723
REAR STORE/HALLWAY:	14.90	160
CUPBOARD:	0.91	10
OFFICE:	9.44	102
SECURE STORE:	2.71	29
KITCHEN:	<u>2.77</u>	<u>30</u>
	97.88	1054

## LEASE TERMS

### TERMS

*The property is offered on a new full repairing and insuring lease for a negotiable term but with upward only rent reviews on a three yearly cycle.*

*We understand a service charge is payable and all normal outgoings and business rates will be payable by the tenant.*

*Each party will be responsible for their own legal costs.*

*The use of the property will be subject to the Landlord's approval in the usual way.*

### RENT

*£11,950 per annum plus VAT*

## GENERAL INFORMATION

### SERVICES

*All mains services*

### BUSINESS RATES

*Rateable Value: £11,750 (2010 List)*

*Interested parties are advised to make their own enquiries with South Holland District Council regarding the precise amount of rates payable.*

### 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**

### VIEWING

*By Appointment with R Longstaff & Co  
Commercial Department - 01775 765536*

### 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 viability of these with their solicitors or surveyors*

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*These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of.  
The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.*