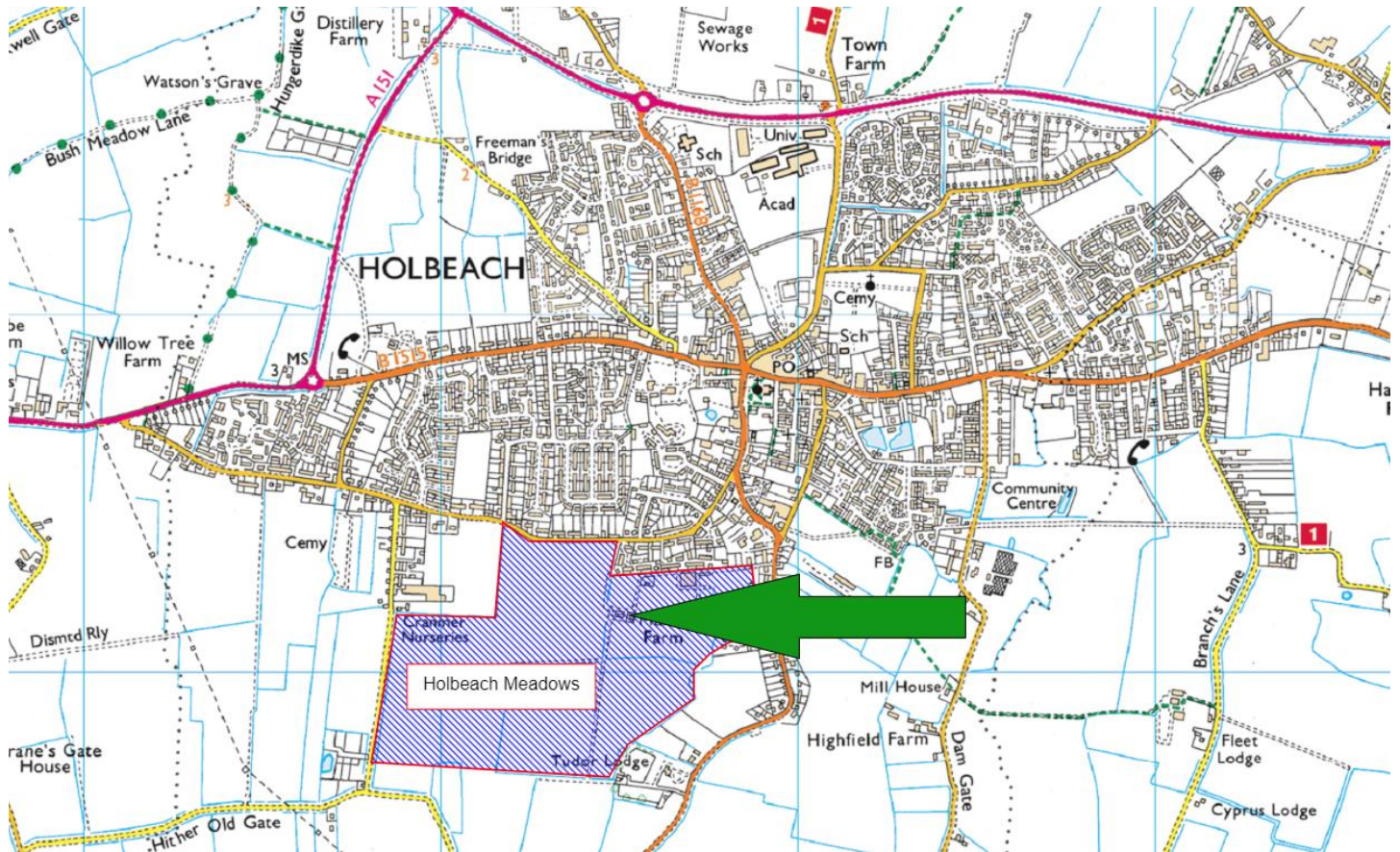


Design and Build Retail Unit Available To Let Located in the Heart of a 900 Home Development Under Construction

Manor Farm | Holbeach Meadows | Hallgate | Holbeach | Lincolnshire | PE12 8QA



284sqm, 3,056sqft of Single Storey Outbuildings with Crew Yard
Superb Location for Convenience Store in the Centre of a New
Residential Development Under Construction

Available To Let Leasehold on Full Repairing and Insuring Terms
£40,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The attractive and sought-after village of Holbeach is located in Lincolnshire, close to the border with Cambridgeshire, approximately 23 miles from Peterborough, 43 miles from Lincoln, 20 miles from Boston and 10 miles to the east of King's Lynn.

The town has a rich history, a population of just under 11,000 residents, a strong retail offering, number of schools and strong sporting facilities.

Holbeach Meadows is a phased residential development of around 900 homes located on a 100 acre site immediately to the south-west of the town currently under construction.

<https://holbeachmeadows.co.uk/holbeach>

The site is located on the north of the centre of the area to be developed immediately to the south of an area allocated for a school surrounded by housing on the other 3 sides.

Description...

The property comprises a substantial crew yard extending to provide over 3,000sqft of accommodation.

The landlords are prepared to arrange the internal accommodation to the specification of the tenant subject to covenant strength.

Any lease will be subject to a planning application and lease negotiation and agreement for the lease being signed prior to planning submission.

Tenure...

The building is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum £1,000 + VAT.

Outgoings...

Ingoing tenants will be responsible for all outgoing including utilities and Business Rates to be assessed.

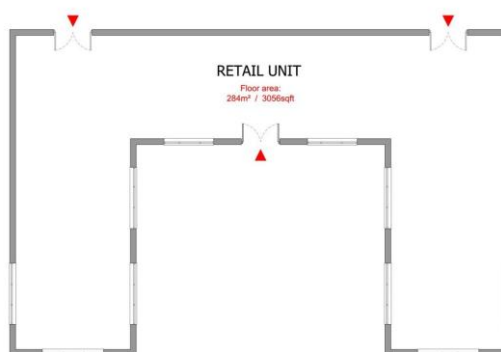
Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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