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BOURNE COMMERCIAL: 01778 420 406

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High Street, Brant Broughton, Lincoln, LN5 0RZ

RETAIL UNIT – TO LET

Asking Rent £6,000 per annum

High Street Retail Premises with
Off-Street Parking, Storage and WC Facilities.
Suitable for a Variety of Uses (Subject to Planning).

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

LOCATION

The property is situated on the West side of the High Street in Brant Broughton, approximately 8.5 miles from Newark, 12 miles from Sleaford, 12 miles from Lincoln and 14 miles from Grantham.

Brant Broughton has easy access to the A17 (1/2 mile), A46 (1/2 mile), A607 (2 miles) and A1 (8.6 miles).

DESCRIPTION

This High Street unit provides a useful retail facility which may be used for a variety of different uses (Subject to Planning). The gross internal area extends to approximately 33.49 m² (360 ft²).

SERVICES

The property benefits from mains water and foul drainage and single phase electric. There isn't a gas supply connected to the property.

LEASE TERMS

The length of the Lease is negotiable, subject to a minimum term of 3 years, and will be 'contracted out' of the security of tenure provisions of the Landlord and Tenancy Act 1954. The lease will be on a Full Repairing and Insuring basis and the tenant will be responsible for meeting the cost of all services. The tenant will also reimburse the landlord for the cost of Buildings Insurance.

BUSINESS RATES

The rateable value as listed on the Valuation Office Agency website is £2,500.

RENT

The rent will be £6,000 per annum, payable quarterly in advance. There is no VAT applicable.

DEPOSIT

An incoming Tenant will be required to pay one quarter's rent as a deposit.

LEGAL FEES

The tenant will be responsible for both parties' legal fees. The Landlord's legal fees associated with drawing up the lease are estimated to amount to approximately £750 + VAT.

OUTGOINGS

The tenant will be responsible for the payment of all usual outgoing including Business Rates and services.

PARTICULAR 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.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

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: 10633

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 substitute an offer or a contract.

ADDRESS

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Bourne
Lincolnshire
PE10 9EN

CONTACT

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Longstaff Commercial have a wide range of commercial property available and if this property does not meet your requirements, please do not hesitate to contact the team to register your requirements in case further properties become available.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Net zero CO₂ emissions

97

This is how energy efficient the building is.