

EST 1770



Longstaff^{COM}

BOURNE COMMERCIAL: 01778 420 406 www.longstaff.com



BUILDINGS AT BASTON FEN FARM

Asking Rents from £9,000 per annum

Commercial units available from approx. 167m² (1,795ft²) to 626m² (6,727ft²).

Suitable for a variety of uses (Subject to Planning).

Available now on flexible lease terms.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

**LOCATION**

From Baston proceed North-Easterly along Baston Outgang Road for approximately one mile. The property is located on the North side of Baston Outgang Road and access is gained via a metal electric gate.

DESCRIPTION

The premises are of portal frame construction with brick and clad walls and a clad roof. The property is split into three sections (South element approximately 167m² (1,795ft²), middle section approximately 293m² (3,156ft²) and the North element approximately 168m² (1,808ft²) and is available as a whole or in parts. The units all have concrete floors.

LEASE

The Units are offered on a new Full Repairing and Insuring Lease under the Landlord & Tenant Act 1954. The Lease(s) will be 'contracted out' of the security of tenure provisions. The length of term is negotiable subject to a minimum term of 3 years.

RENT

The units are offered with the following asking rents:

- South section £9,000 per annum
- Middle section £15,000 per annum
- North section £9,000 per annum

If the whole building was rented by one tenant the asking rent is £30,000 per annum. The rent will be payable quarterly in advance and VAT will not be payable on the rent.

RATES

The Tenant will be responsible for all Business Rates and normal outgoings. Interested parties are encourage to contact South Kesteven District Council to confirm the exact amount of rates payable.

LEGAL COSTS

The tenant will be responsible for their own legal and professional costs.

DEPOSIT

The tenant will be required to pay a deposit amounting to a quarter's rent. This will be payable in advance of signing the lease.

SERVICE CHARGE

A service charge will be levied on an annual basis in respect of the maintenance of the common parts and insurance of the building. These charges are worked out on an area occupied basis and will be invoiced in advance.

REFERENCES

Any letting will be subject to receipt of satisfactory Bank, Trade and Personal references, in addition to a Credit Reference.

PHONELINE AND INTERNET

The tenant is to be responsible for the connection of the phone line and internet should they wish to use it.

INSURANCE

The tenant is to reimburse to the Landlord the Buildings Insurance premium in respect of this property. This will be subject to review and will be payable annually in advance. The tenant will be responsible for insuring their use and the contents and for maintaining appropriate public liability insurance.

ALTERATIONS

Internal alterations to the property may be permitted subject to landlord's consent. The tenant is to provide the landlord with the appropriate plans and specification for consideration and formal reply/consent. The landlord may reserve the right to ask the tenant to remove any alterations at the end of the tenancy, if/as required, but any proposed alterations will be dealt with on a case by case basis.

SIGNAGE

The tenant is permitted to erect signage (max. 45cm x 45cm) on the entrance gate and on the building (only) which has been approved by the Landlord.





ADDRESS

R. Longstaff & Co.
73b Abbey Road
Bourne
Lincolnshire PE10 9EN

CONTACT

T: 01778 420 406
E: bourne@longstaff.com
www.longstaff.com

VIEWING

Strictly by appointment with R. Longstaff & Co Commercial Department -
01778 420 406

TENURE

Leasehold with vacant possession.

SERVICES

The buildings have mains water and single and three phase electric. The tenant will be charged for their usage of all services.

LOCAL AUTHORITY

South Kesteven District Council
St Peters Hill, Grantham, Lincs, NG31 6PZ
CALL 01476 406080

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.

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: 12552

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.