

**RENTAL
£750 PCM**

9 High Street, Long Sutton, Lincolnshire, PE12 9DB

TO LET ON A NEW LEASE
9 HIGH STREET, LONG SUTTON, LINCS

AVAILABLE IMMEDIATELY
RECENTLY REDECORATED THROUGHOUT

FULLY LICENSED

Prominent position on the main road in the Town Centre and directly opposite The Market Place.
Downstairs Room:- 46.1 square metres. Upstairs Room:- 23.8 square metres. Male/Female Cloakrooms. Gas Central Heating.

PLEASE DO NOT COME TO THE OFFICE WITHOUT FIRST MAKING AN APPOINTMENT
BY TELEPHONE OR EMAIL TELE 01406 362098 Option 2. EMAIL:- kathleenfranklin@geoffreycollings.com

FREE REFERENCING AND NO OTHER ADMINISTRATION COSTS WHEN YOU APPLY FOR THIS TENANCY. NO CHECK-OUT FEES
OR HIDDEN COSTS.

LONG SUTTON

RENT AND LEASE

Flexible Lease Terms subject to negotiation, based on a rental of £9000 per annum (equal to £174.00 per week). Payable in advance as £750.00 per calendar month. Tenant to be responsible for all outgoings (e.g. gas/electricity/telephone/Business Rates/Council Tax, Water, etc. The Landlord will insure the building, but the tenant will be responsible for insurance of the contents/stock.

The Lease will be contracted out of the Security Provisions of the Landlord Tenant Act 1954 (Part II).

The other Terms of the Lease are to be agreed by negotiation. For example, the Landlord will consider a 3 year Term

SURETY DEPOSIT

A Surety Deposit of £865.00 will be required to be refunded at the end of the Rent/Lease less any unpaid rent, services, dilapidations not due to fair wear and tear. The Surety Deposit to be lodged with the Solicitors who act for the owner.

REPAIRS

Tenant to be responsible for internal repairs, plus internal and external decorations.

AREAS

Downstairs 46.1 square metres

Upstairs: 23.8 square metres

DOWNSTAIRS

22'4" x 22'3" (6.81m x 6.78m)

Two large display windows. Recess - containing an attractive reception area. Three radiators. Powerpoint. Recessed ceiling spotlights. emergency light. THREE STEPS DOWN TO:-

CLOAKROOM AREA

LADIES CLOAKROOM

Well appointed with vanity hand basin and two separate W.C's.

GENTS CLOAKROOM

Well appointed with two urinals, a vanity hand basin, and two separate W.C.'s.

HALLWAY OFF, LEADS TO THE REAR DOOR

Small hallway, Large service cupboard off. The rear door leads out to a small courtyard and an exit to the rear car park. The exit is to be used in emergencies only.

EIGHT STEPS LEADING UPSTAIRS

(UP THE STAIRS) FIRST FLOOR

18'2" x 14'7" (5.54m x 4.47m)

Fitted wall and base units.

MEASUREMENTS

All measurements taken from wall to wall are approximate. Any mention of fixtures /fittings/appliances/services in these particulars does not imply that they are in reasonable working order.

RATEABLE VALUE

Business Rates Payable.

The Tenant might be entitled to Small Business Rates Relief which would reduce the Business Rates payable.

EPC

NO EPC NECESSARY AS THE PROPERTY IS IN A CONSERVATION AREA.

COUNCIL TAX BAND

Council Tax Band 'A'

ALL MAINS SERVICES

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

ADDITIONAL INFORMATION

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9 am to 5.30 pm. Saturday 9 am to 4 pm.

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

The Landlord will expect the current good condition of the fittings to apply at the end of the tenancy.

A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED.

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Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties. www.multimap.com for a location plan of this property. www.neighbourhood.statistics.gov.uk for information about the people, etc., who live near this property.

IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE PROPERTY OMBUDSMAN SCHEME.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.