

**RENTAL**  
**£6,600 Per annum**



**1 Market Place, Long Sutton, Lincolnshire, PE12 9JA**

Welcome to Market Place in the charming town of Long Sutton! This delightful property boasts a spacious reception room, perfect for setting up your dream shop. Located in a prime spot, this shop offers great potential for your business endeavors. Don't miss out on this fantastic opportunity to rent a shop in this bustling market town. Contact us today to arrange a viewing and take the first step towards making your business dreams a reality!

TO LET ON A NEW LEASE - FORMER BUTCHERS SHOP.

AVAILABLE 16TH SEPTEMBER 2024

PRIME CORNER LOCATION IN THE TOWN CENTRE. DOUBLE FRONTED PREMISES IN A PROMINENT SETTING.

LONG RETAIL AREA 32'6"/9.90m: COMPRISING OF TWO INTERCOMMUNICATING ROOMS.

Ideal as a Butchers Shop or a Delicatessen as the premises are fitted-out for this purpose.

Also suitable for a variety of other business uses (subject to a change of use planning consent if required).

**LONG SUTTON**

**RENTAL - £6.600 yearly**

Lease Period Minimum of 3 years. Payable monthly in advance by standing order.

The prospective tenant will be responsible for 50% of legal costs in setting up the lease.

The tenant is responsible for 50% of the cost of emptying the private drainage system which is shared with the flat above the shop,

RENT: £6,600 per annum exclusive of all outgoing (e.g. Electricity, Water Rates, Business Rates etc). Payable monthly in advance by standing order.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

**SURETY DEPOSIT**

A Surety Deposit of £750.00 will be required to be refunded at the end of the tenancy less any unpaid rent, services, dilapidations not due to fair wear and tear.

**TENANT PROTECTION**

Geoffrey Collings & Co is a member of the Tenancy deposit Scheme which is a Government approved deposit protection scheme. We are also members of the RICS Client Money Protection Scheme.

**SMALL BUSINESS RATE RELIEF - GOV.UK**

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**FIRST SPACE**

10'5" 15'5" (3.20m 4.72m)

Plus a bay window display and a second large display window. Part glazed hardwood exterior entrance door.

**SECOND SPACE**

16'11" x 11'5" (5.17m x 3.5m)

Power point. Fluorescent lighting. Stainless steel personal sink. Part glazed hardwood exterior entrance door. (THIS DOOR IS ABOUT ONE INCH BIGGER THAN THE FRONT DOOR MAKING IT EASIER ACCESS FOR MOVING ITEMS IN AND OUT,

**RETAIL SPACE/ ACCESS SPACE**

17'11" x 5'7" (5.47m x 1.72m )

**STORE ROOM**

12'11" x 10'8" (3.95 x 3.26)

This room is currently fitted-out as a 'Chiller Room' with rails and shelving, plus a wall hung chiller-unit.

**STORE ROOM**

14'2" x 5'3" (4.34 x 1.62)

Large stainless steel double drainer utensil sink. 2 x small stainless steel personal sinks.

**STORE ROOM**

13'11" x 7'5" (4.25m x 2.28m)

Preparation Area.

**OUTSIDE**

Enclosed rear yard. Separate W.C. with a hand-basin (H & C).

STORE ROOM (6'8"/2.03m x 5'5"/1.63m) with a double power point and fluorescent light. The yard also provide access to the self-contained flat above the shop. Pedestrian right of way over the first part of the side access which is suitable for deliveries into the yard and the rear of the shop.

**GENERAL NOTES**

The tenant will be responsible for all outgoing, including Business Rates/Water Rates/Electricity Consumption. Telephone etc. The rent is inclusive of a contribution toward the cost of insuring the building. The tenant will be responsible for all internal repairs, all internal and external decorations to the shop and for insuring all internal and external plate glass. Burglar Alarm installed. Three phase electricity installed. The property is located within The Conservation Area and the front part of the property is Grade II Listed. Both the Rent and the Surety Deposit will be paid to the Landlord.

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

A Credit Agency Check will be obtained. A tenant who is not able to provide business references will be required to provide a guarantor of good standing.

**ENERGY PERFORMANCE CERTIFICATE**

EPC: Band C.

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 5.30pm. Saturday 9 am to 1 pm - telephone number 01406 362098 - press Option 2. Alternatively email:- kathleenfranklin@geoffreycollings.com

The Landlord will expect the current good condition of the kitchen fittings and outside W.C. fittings to apply at the end of the tenancy.

Useful websites: [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties. [www.multimap.com](http://www.multimap.com) for a location plan of this property.

[www.neighbourhood.statistics.gov.uk](http://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 REDRESS 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.