

19-25 FLEET STREET
SPALDING, PE12 7AD

£1,500 PER MONTH

An excellent opportunity to lease a substantial commercial premises occupying a prime trading position in Holbeach. Benefiting from over 24 metres of road frontage, ample kerbside parking and a south-facing aspect, the property offers flexible and versatile accommodation suitable for a wide range of commercial uses. The premises comprise a spacious front trading area, a large rear open-plan space, two shower rooms, kitchen facilities and an additional room suitable for office, treatment, meeting or storage purposes. Externally, the property benefits from secure vehicular access, loading facilities and generous yard space, making it an ideal opportunity for businesses seeking highly visible, well-positioned premises with excellent accessibility and operational flexibility.

19-25 FLEET STREET

- Prime trading position on the eastern side of Holbeach
- Available to rent at £1,500 PCM
- Prominent road frontage of over 24 metres to Fleet Street
- Ample kerbside parking for customers and visitors
- Large front area with excellent natural light
- Extensive rear suitable for a wide range of uses
- Two shower and toilet facilities
- Kitchen/staff room
- Secure vehicular access, loading area and substantial yard space
- Mains electricity, water and drainage connected



Summary

Sedge Estate Agents are delighted to offer this substantial commercial premises situated in a prime trading position on the eastern side of Holbeach. Benefiting from excellent visibility, a south-facing aspect, ample kerbside parking and an impressive road frontage of over 24 metres to Fleet Street, this property presents an outstanding opportunity for a variety of commercial occupiers seeking flexible and highly prominent business accommodation.

Constructed in 1986 of traditional brick construction beneath a slate roof, the property offers extensive internal accommodation and a versatile layout suitable for a range of business uses, subject to any necessary consents.

The main accommodation comprises a spacious front open-plan commercial area measuring approximately 10.34m x 10.67m, providing an excellent reception, showroom, retail, office or workspace. To the rear is a substantial second open-plan area measuring approximately 9.07m x 15.75m, offering extensive floor space suitable for a variety of operational, storage, workshop or business requirements.

Additional facilities include two shower and toilet rooms, a fitted kitchen/staff area, and a further versatile room which could be utilised as an office,

consultation room, meeting room, treatment room or additional storage space.

Externally, the property benefits from excellent access and operational space. To the east side is a concrete paved vehicular access and loading area measuring approximately 19.20m x 5.48m, accessed via substantial double entrance gates from Fleet Street. A large concrete yard area is located to the north side of the building measuring approximately 22.40m x 7.16m, together with a steel storage container. Further pedestrian access and open storage space are provided to the eastern boundary with direct access onto Fleet Street.

The site extends to approximately 0.186 acres (0.075 hectares) with a maximum site depth of approximately 30.90 metres, offering excellent flexibility for a range of commercial operations.

Key Features

- Prime trading position within Holbeach
- Available To Let at £1,500 PCM
- Substantial commercial premises
- Over 24 metres of prominent road frontage
- South-facing aspect
- Ample kerbside parking
- Spacious front open-plan commercial area (10.34m x 10.67m)
- Extensive rear open-plan commercial area (9.07m x

15.75m)

Two shower and toilet facilities

Kitchen/staff room

Additional office, consultation, meeting or storage room

Secure loading and access area with double gates

Large concrete yard and storage areas

Steel storage container included

Site area extending to approximately 0.186 acres

Suitable for a variety of commercial, office, storage, trade counter, showroom or business uses (subject to any necessary consents)

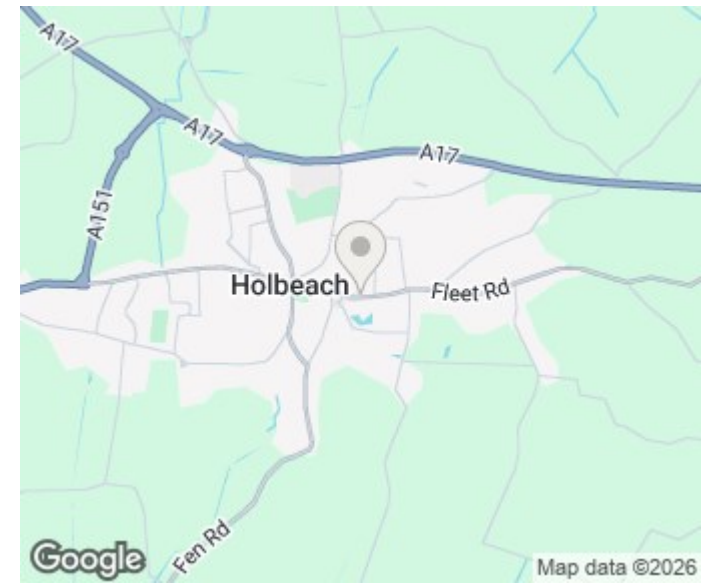
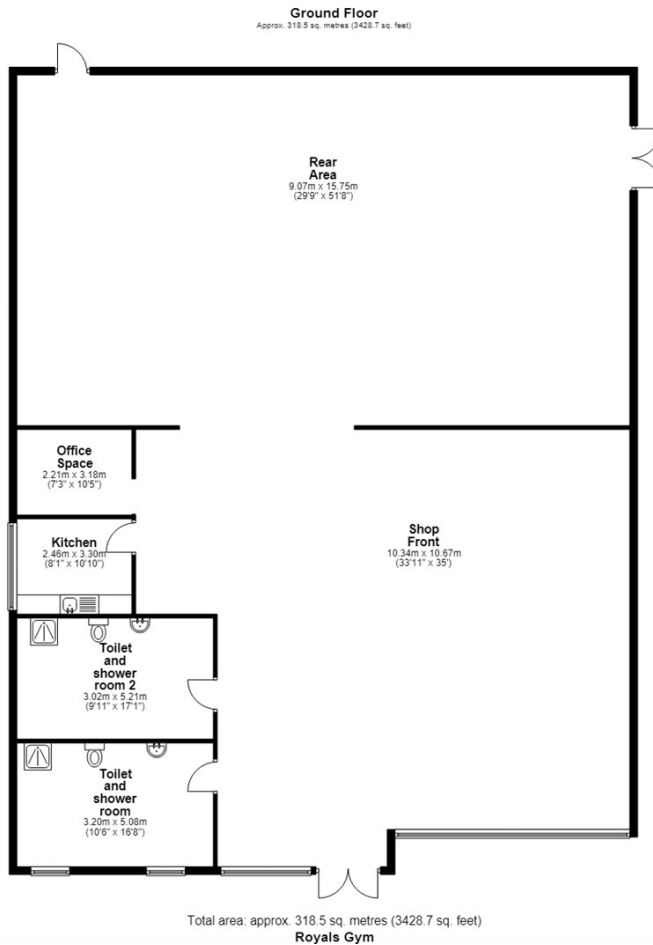
Mains electricity, water and drainage connected

Rateable Value: £14,000

This is a rare opportunity to secure a highly visible and versatile commercial premises in a prominent location. Early viewing is highly recommended.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Commercial
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713888
enquiries@sedge-homes.com
www.sedge-homes.com

