

EST 1770

5 New Road, Spalding, Lincolnshire PE11 1BS

EMAIL admin@longstaff.com WEB www.longstaff.com

Longstaff.com

COMMERCIAL



01775 765536



TO LET
PROMINENT
TOWN CENTRE PREMISES

19 MARKET PLACE
SPALDING
LINCOLNSHIRE
PE11 1SU

RENT:
£32,500 Per Annum
Exclusive

- Ground Floor Retail 1970 sq.ft. (183m²) N/A
- First Floor - 868 sq.ft. (80.7m²) N/A
- Suitable for Retail, Office, Bar or Restaurant Uses
- Sub-letting of Part may be Allowed
- Prime Town Centre Location between Peacocks and Lloyds Pharmacy with Return Frontage
- A Centrally Located Grade II* Listed Premises within Spalding's Busy Town Centre



Reference No: S8013 - 2/15

www.longstaff.com



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

PARTICULARS

LOCATION:

The building is centrally situated within Spalding in the primary retail centre of the town's Market Place between Lloyds Pharmacy and Peacocks. A number of other national and regional businesses are in close proximity which include Nat West Bank, WH Smith, Thomas Cook, Costa Coffee, Beales Department Store, Hills Department Store and HSBC Bank.

Spalding is a thriving market town with a population of approximately 30,000 having benefitted from the success of the fresh produce industry and investment of major retail and leisure schemes over the past few years.

The flank of the property provides return frontage to a pedestrian route (Crackpool Lane) linking the Market Place to the Broad Street public car park and provides a direct link to the adjacent Red Lion Quarter. The Red Lion Quarter was built in 2011 and is occupied by Boston College as a mixed use educational / commercial centre.

GENERAL:

The former White Hart at 19 Market Place is a Grade II* Listed Building dating from the 15th Century. An Inn of the same name stood on the site from 1377. Notable visitors in the past have included Mary Queen of Scots, Lord Terrington and Jean Jacques Rousseau.

The property was originally a Coaching Inn and subsequently a Hotel. It was fully restored in 2001/3 and granted planning permission for Retail, Office and Restaurant (including Public House) use. The property is currently in a shell condition ready for tenant fit-out.

SERVICES:

Mains electricity (including three phase), gas, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

OUTGOINGS:

2010 Rateable Value: £36,750 (based on A4 use)

TENURE:

To let on a full repairing and insuring lease for a minimum period of 5 years or longer, subject to negotiation.

RENTAL:

£32,500 per annum exclusive, payable quarterly in advance.

LEGAL COSTS:

The incoming tenant will be responsible for the Landlord's legal costs.

ACCOMMODATION:

Ground Floor

SALES AREA: Max Width: 9.03m²
Max Depth: 29.10m²
STORE ROOM: 12.17m² (131 sq.ft.)
DISABLED PERSONS WC:
Total Net Internal Sales Area
Approximately 1970 sq.ft. (183m²)

First Floor

At the present time the accommodation comprises:

ROOM 1: 6.6m x 5.42m = 35.77m² (385 sq.ft.)
ROOM 2: 5.77m x 3.81m = 21.39m² (230 sq.ft.)
ROOM 3: 5.49m x 4.34m = 23.49m² (252 sq.ft.)

MALE AND FEMALE WC FACILITIES together with a separate Single WC:

Total Net Internal Area:
Approximately 80.65m² (868 sq.ft.)
Total Gross Internal Area:
Approximately 180.3m² (1941 sq.ft.)

Second Floor (Storage) (Measured to a Height of 1.5m)

ROOM 1: 3.16m x 3.93m = 11.78m²
ROOM 2: 1.91m x 2.52m = 4.81m²
ROOM 3: 5.68m x 2.20m = 12.50m²

Total Net Internal Area:
Approximately 29.1m² (314 sq.ft.)

Outside

GARAGE / STORE: Approximately 13.5m²
Parking available directly in front of Garage / Store.
Rear service access is available from Broad Street.

VIEWING:

R Longstaff & Co - Commercial Department - 01775 765536
Email: commercial@longstaff.com
OR Joint Agents:
Hodgson Elkington - Matthew Johnson
Telephone: 01522 698888
Email: mdj@hodelk.co.uk

ENERGY PERFORMANCE CERTIFICATE:

The property is Listed and, therefore, requires no EPC or Recommendation Report.

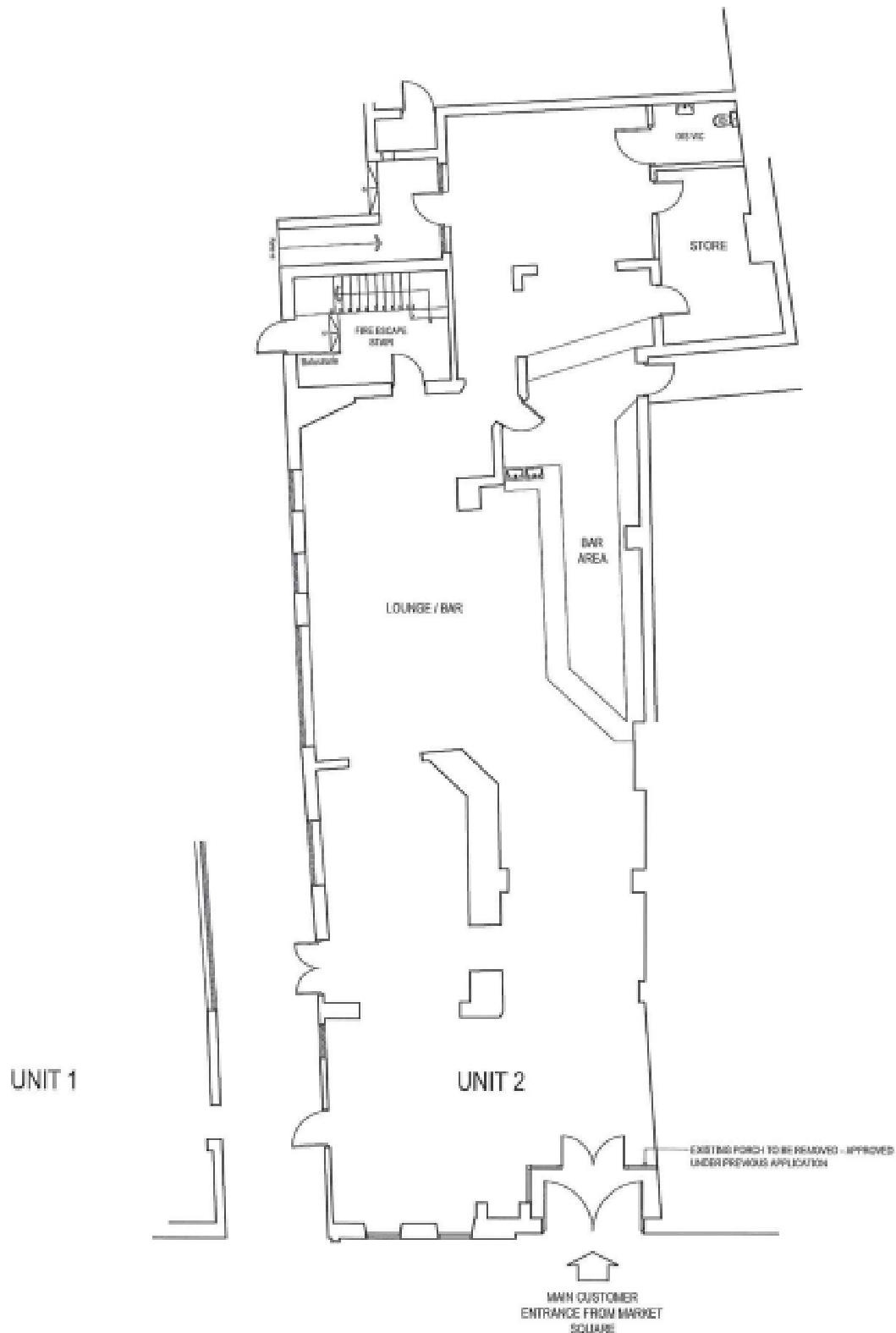
AGENT'S NOTE:

Under the terms of the Estate Agents Act we are obliged to disclose that a representative of Hodgson Elkington is connected to the Landlords of this property.



LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

GROUND FLOOR



NO.	DATE	DESCRIPTION
1	01/10/2019	ISSUED FOR PERMIT

J HEDGSON & SONS LTD
WHITE HART HOTEL - SPALDING
EXISTING GROUND FLOOR PLAN

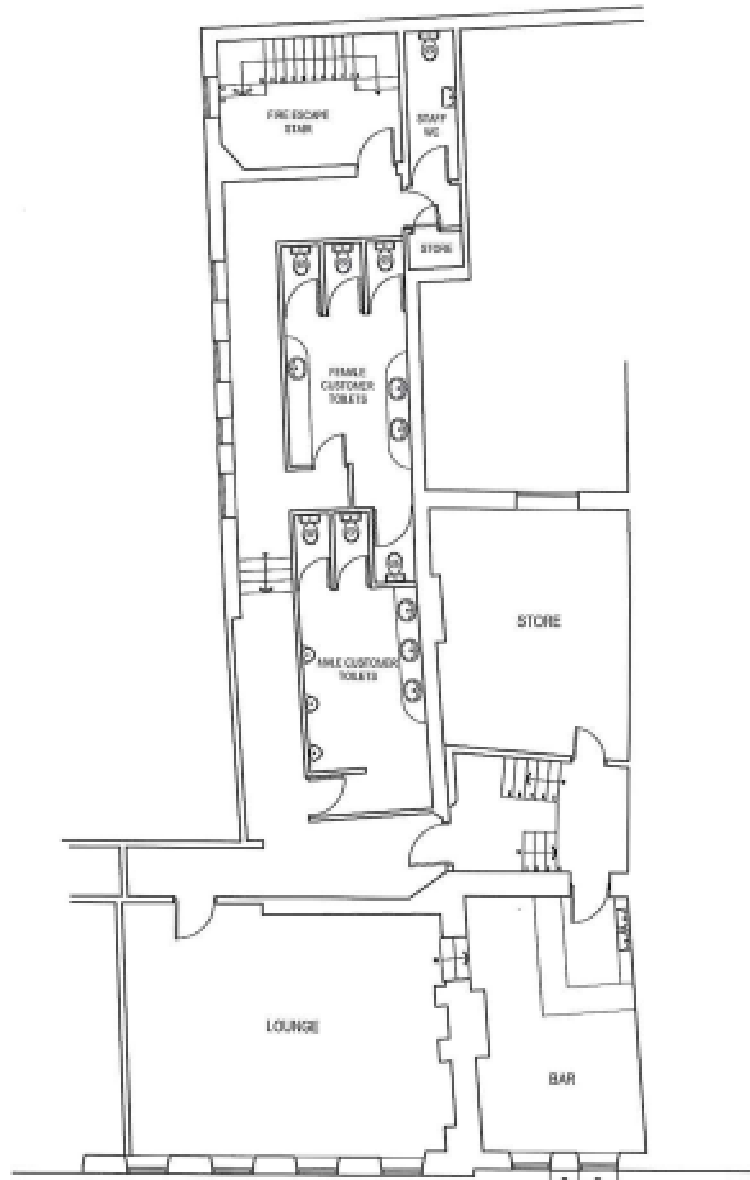
DATE: 01/10/2019	PROJECT NO: 11-0006-AD-0001-0001	REVISION: A	ARCHITECTURAL DESIGNS
DRAWN BY: JH	CHECKED BY: JH	DATE: 01/10/2019	11-0006-AD-0001-0001

THIS DRAWING IS A PRELIMINARY DESIGN AND NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF J HEDGSON & SONS LTD. ANY CHANGES TO BE MADE TO THIS DRAWING MUST BE APPROVED BY J HEDGSON & SONS LTD.

FOR IDENTIFICATION PURPOSES ONLY : NOT TO SCALE

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS

FIRST FLOOR

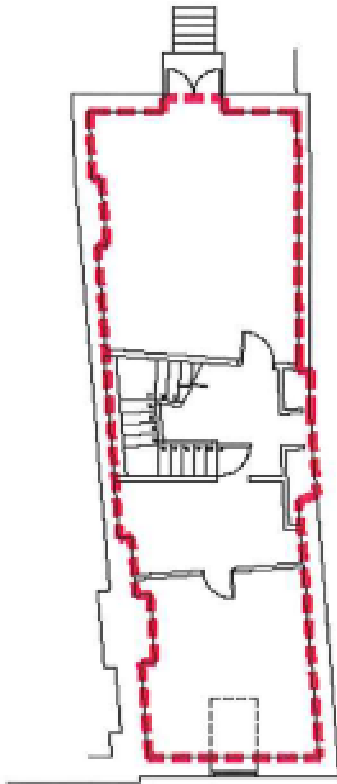


REV				DESCRIPTION	BY
J HODGSON & SONS LTD					
WHITE HART HOTEL - SPALDING					
EXISTING FIRST FLOOR PLAN					
DRAWN BY		CHECKED BY		DATE	
11/09/04-AD/2007-4101		1		ARCHITECTURAL	
SCALE		PROJECT NO		DRAWN BY	
1:100		11/09/04		J.H.	
DATE		J.S. ORIGINAL		ARCHITECTURAL	
11/09/04		11/09/04		DESIGNS	
THIS DRAWING IS A COPY OF AN ORIGINAL. IT SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF J.H. & SONS LTD. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF J.H. & SONS LTD. ALL RIGHTS RESERVED. © 2007 J.H. & SONS LTD.					

FOR IDENTIFICATION PURPOSES ONLY : NOT TO SCALE

LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

SECOND FLOOR



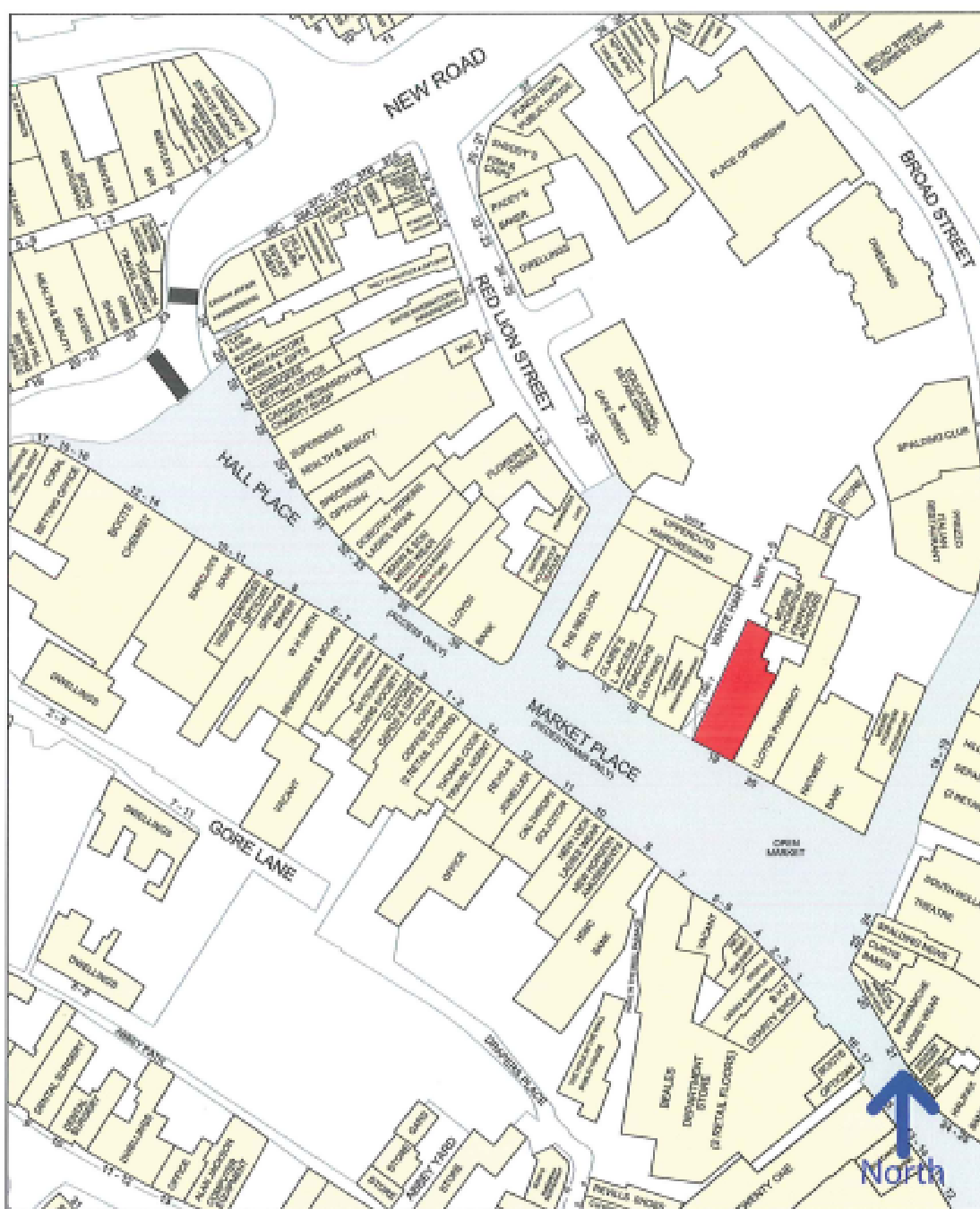
LEGEND

■■■■■■■ DEMISE LINE (FOR DIAGRAMATIC PURPOSES ONLY)

REV. DATE. DESCRIPTION				BY
J.HOODSON & SONS LTD WHITE HART HOTEL - SPALDING PROPOSED SECOND FLOOR DEMISE PLAN				
Drawing No:	11-0081-AD-210	Revision	F	ARCHITECTURAL ENGINEERS limited by independent member of the Institution of Engineers
DATE:	01/10/2018	PROJECT NO.	11-0081-AD-210	
BY:	J.HOODSON	PROJECT NO.	11-0081-AD-210	
FOR INFORMATION				AS ORDERED
THIS DRAWING IS NOT TO SCALE AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF J.HOODSON & SONS LTD. ALL RIGHTS RESERVED.				

FOR IDENTIFICATION PURPOSES ONLY : NOT TO SCALE

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS



Experian Good Plan Created: 03/09/2014
Created By: Hodgson Elkington

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2014. © Crown copyright and database rights 2014.
Ordnance Survey 100019885

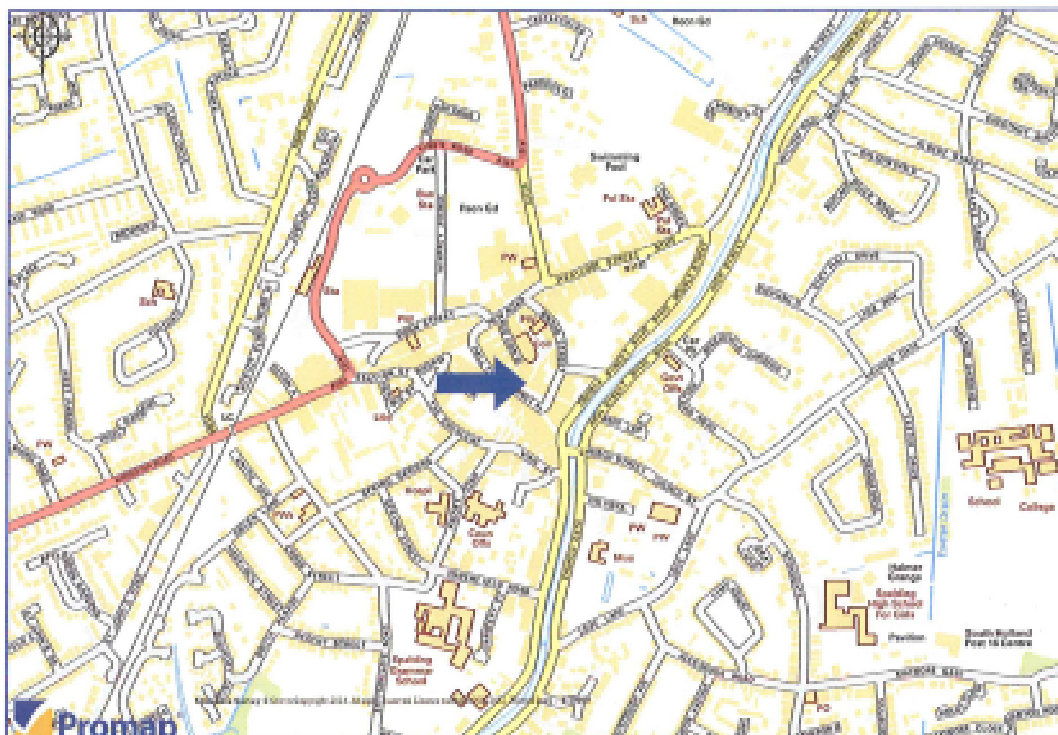
PLANS NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY. ORDNANCE SURVEY COPYRIGHT LICENCE ES10000017

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. Prospective tenants are advised to check the viability of these with their solicitors or surveyors.

LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

EST 1770



FOR IDENTIFICATION PURPOSES ONLY : NOT TO SCALE

www.longstaff.com

Please Note: These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.



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