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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



1 & 2 Winsover Centre, 14-16 Winsover Road, Spalding, Lincolnshire, PE11 1EJ

TO LET - Rent: £13,750 Per Annum Plus VAT

- Double fronted Shop in Good Secondary Location
- Currently Presented as Ground Floor Retail Space with First Floor Office Accommodation
- Nearby Occupiers Include Lidl, Aldi, B&M, and the Post Office
- Total Net Internal Ground Floor Retail Area Approx. 59.80m² (644 sq.ft.)
- Total Net Internal First Floor Office Area Approx. 63.90m² (688 sq.ft.)





LOCATION

The property is situated in a good secondary trading location within Spalding Town Centre with a wide range of commercial occupiers nearby, and residential properties.

DESCRIPTION

A Retail Shop with Office accommodation on the first floor. There is a separate access door leading to the first floor from Winsover Road. The property has suspended ceilings with inset lights, painted walls, carpet and vinyl floor coverings, timber windows with blinds, and storage heaters throughout.

ACCOMODATION

Ground Floor:

SALES AREA:	6.71m (deep) x 10.90m (wide) - maximum measurements, including WC and Wash Hand Basin area, and under stairs cupboard off (1.67m x 0.9m). Door to staircase leading to:

First Floor:

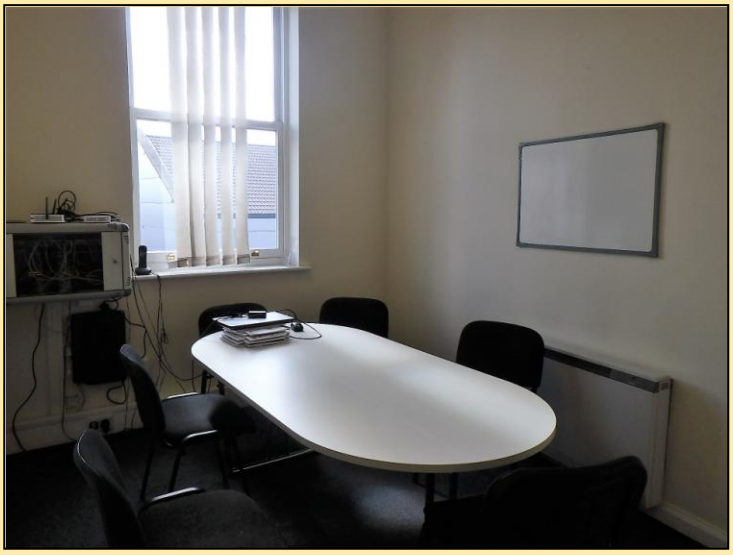
OPEN PLAN OFFICE:	4.43m x 6.25m plus 3.82m x 6.58m
MEETING ROOM/	5.35m x 2.66m (maximum)
KITCHEN:	1.94m x 1.8m, spotlight, units, mounted worktop surface, stainless-steel sink, tiled backsplash, and water heater.
WC (x 2):	WC 's and Wash Hand Basin with lobby area.

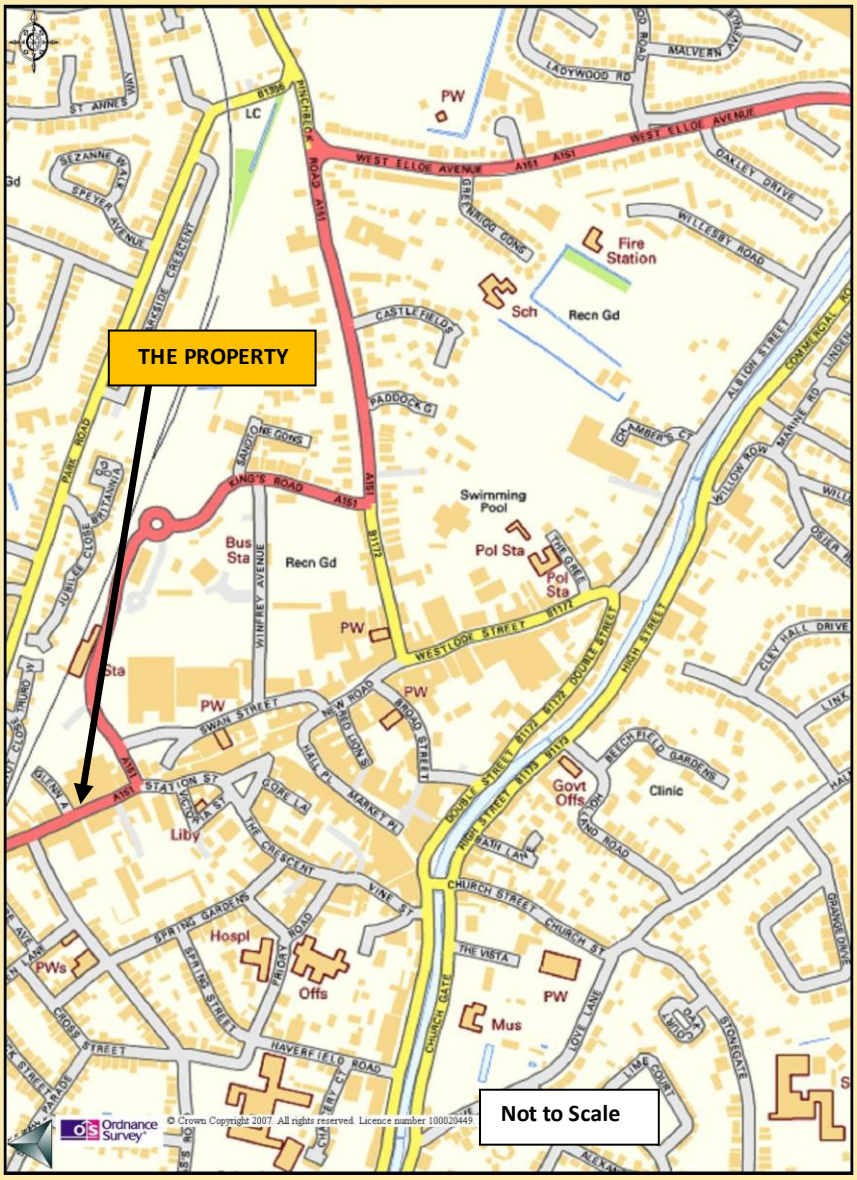
LEASE TERMS

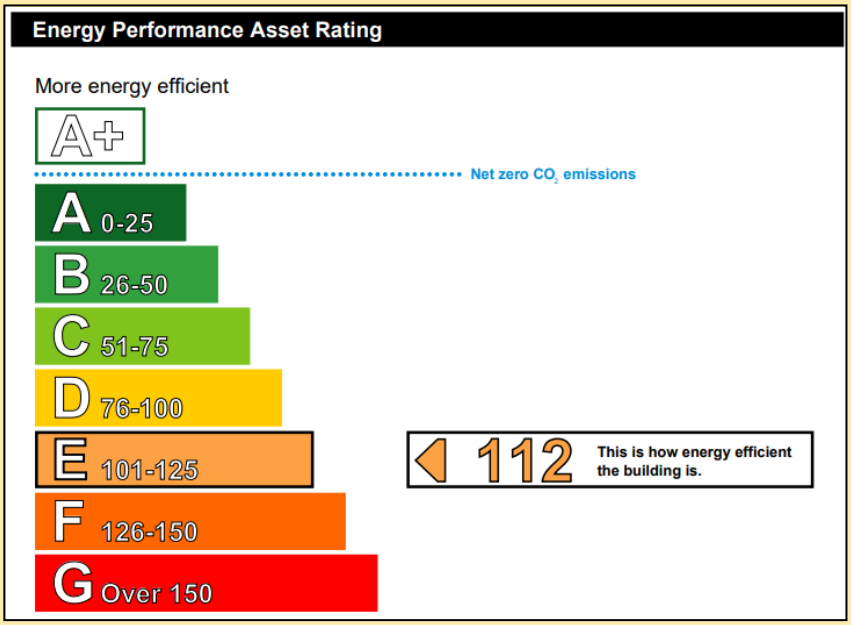
TERM:	Flexible term to be agreed. The lease will be contracted out of the Security Provisions of the Landlord & Tenant Act 1954 Part II.
RENT:	£13,750 per annum plus VAT, payable quarterly in advance.
OUTOINGS & BUSINESS RATES:	All normal outgoings and business rates payable by the tenant. Rateable Value: £11,000 (2017 List) Interested parties are advised to make their own enquiries with South Holland District Council regarding any small business rate relief that may be available.
REPAIRS:	The Tenant will be responsible for Full Repairs and decorations.
INSURANCE:	The reasonable buildings insurance premium will be payable by the tenant to the landlord.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
PLEASE NOTE:	The proposed use of the property will be subject to the Landlord's consent in the normal way. In addition, the Landlord will require the usual Bank, Accountant's and Trade references and may require a security deposit.

The property is offered as a whole but the Landlord may consider a letting in parts.









TENURE
Leasehold

SERVICES
Mains electricity, drainage and water are connected. No gas.

LOCAL AUTHORITIES
South Holland District Council
Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Anglian Water Customer Services
PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

PARTICULAR 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 an inspection, please do not hesitate to contact our office.

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: S9973
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.

ADDRESS
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OnTheMarket.com
The Property Ombudsman
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