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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



The Old Warehouse, Chapel Lane, Spalding, PE11 1BP

TO LET - Guide Rent: £7,500 Per Annum

- Sales Shop / Office (Existing Use A1)
- Situated in a Prominent Secondary Location in the Town on walk through from Holland Market to the Town Centre
- Total Floor Area About 69.9m² (752 sq.ft.)
- Recently Fully Refurbished

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The property is situated in a good secondary location in Spalding overlooking the Holland Market Development. The property is positioned at the junction of Swan Street, Chapel Lane and the Pied Calf Yard.

DESCRIPTION

The property is in the Spalding Conservation Area and is currently in a retail use (A1) with ground floor and first floor retail accommodation. There are toilet and changing room facilities also at the first floor level. The property is served by a burglar alarm system. There is no heating in the property.

ACCOMMODATION

Sales Area: Depth of main front Sales Area about 5.44m having a width of about 7.0m (maximum), central doorway with 3 side display windows, suspended ceiling with recessed lights, wooden floor, staircase access to first floor.

FIRST FLOOR

Retail Area: 5.40m x 7.06m, including area of storage cupboard and WC (the overall area of the cupboard and WC is 3.2m x 1.79m – maximum measurements).

Separate WC: Wash hand basin and low level WC.

Outside: The property has access through the side gate to the right hand side of the property to a small area of rear yard (shared) for storage purposes.

SCHEDULE OF APPROXIMATE NET INTERNAL FLOOR AREAS

Ground Floor:	38.0m ²	(409 sq.ft.)
First Floor:	31.9m ²	(343 sq.ft.)

LEASE TERMS

<u>Term:</u>	The property is offered on a flexible lease term to be agreed.
<u>Rent:</u>	The guide rent is £7,500 per annum.
<u>Insurance:</u>	The tenant reimburses to the Landlord the reasonable buildings insurance premium.
<u>Business Rates:</u>	The tenant is responsible for the payment of Business Rates (if any). Rateable Value: £5,600 (2017 List) Interested parties are advised to contact South Holland District Council regarding small business rate relief / rates payable.
<u>Outgoings:</u>	The tenant is responsible for the payment of all normal outgoings.
<u>Repairs:</u>	The tenant is responsible for maintaining the interior of the property, including internal decorations.
<u>Legal Costs:</u>	Each party will be responsible for their own legal costs.
<u>Please Note:</u>	The Landlord may require a security deposit and normal business references to include, Bank, Accountant and Trade references.

GENERAL INFORMATION

SERVICES	Mains water, electricity and drainage.
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

PARTICULARS 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 your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

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: 13086 (S10310)

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.

CONTACT

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81

This is how energy efficient the building is.