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COMMERCIAL



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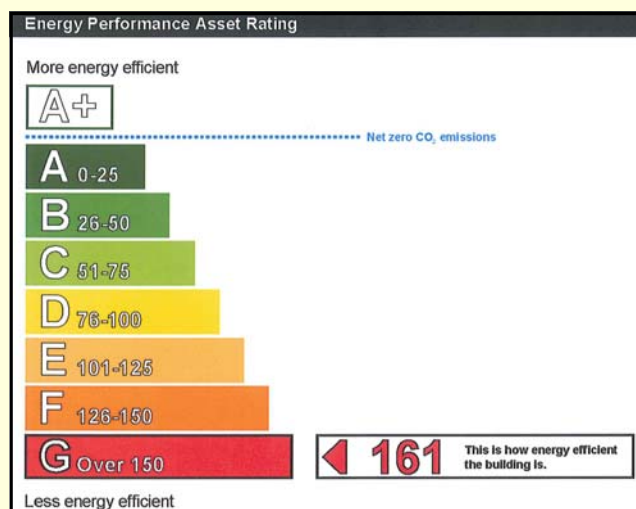


## TO LET ON LEASE

- Useful Town Centre Store
- Total Gross Internal Floor Area About 87m<sup>2</sup> (932 sq.ft.)
- Good Access from Car Parking Area

## STORE BUILDING BROADGATE HOUSE CAR PARK WESTLODE STREET, SPALDING, LINCOLNSHIRE PE11 2AF

Rent: £3,950 Per Annum Plus VAT



Reference No: S7816

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## LOCATION

The property is situated off Westlode Street at the rear of the Broadgate House Car Park, being relatively close to the town centre.

## ACCOMMODATION

### MAIN STORE:

12.58m x 5.6m, steel framed construction with brick dwarf walls, part profile clad under a flat roof, concrete floor, height about 3.38m, double wooden doors about 2.2m wide x about 2.5m high. Double doors to:

### SECONDARY STORE / KITCHEN / OFFICE:

3.81m x 4.24m, double wooden doors to front, electric water heater, double stainless steel sink, wash basin.

### FRONTAGE TO THE BROADGATE HOUSE CAR PARKING 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 viability of these with their solicitors or surveyors

## LEASE TERMS

### TERM

The lease to be for a term of three years contracted out of the security provisions of the Landlord & Tenant Act 1954 Part II.

### RENT

£3,950 per annum plus VAT.

### BUSINESS RATES

The tenant will be responsible for business rates.

### OUTGOINGS

All normal outgoings payable by the tenant.

### BUILDINGS INSURANCE

The tenant will reimburse to the landlords the reasonable buildings insurance premium.

### MAINTENANCE

The tenant will be responsible for maintaining the building but will not be expected to leave the property in any better state of repair than it was at the beginning of the tenancy.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs.

## GENERAL INFORMATION

### SERVICES

Mains water and electricity.

### BUSINESS RATES

To be reassessed.

### LOCAL AUTHORITIES

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

Anglian Water Services Ltd., PO Box 46, Spalding, Lincs. PE11 1DB  
**CALL 0800 919155**

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

### VIEWING

By Appointment with R Longstaff & Co  
**Commercial Department - 01775 765536**

*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.*