



4a Park Road, Holbeach, Spalding, Lincolnshire, PE12 7EE

Pygott & Crone

## 4a Park Road, Holbeach, Spalding, Lincolnshire, PE12 7EE

- Ground Floor Shop (A1)
- Office 27.9 sqm / 296 sqft
- Suitable Variety Uses (stp)
- First Floor Office (B1)
- New FRI lease
- Retail 22.2 sqm / 239 sqft
- Terms Fully Negotiable

# £5,200 per annum exclusive

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### SITUATION

Holbeach is a popular market town with the usual range of amenities and facilities to include local and national retail outlets, supermarkets, schools, sports and leisure clubs. The A17, A16 and A47 main roads are a short drive from the town and provide good road access.

### DESCRIPTION

The property comprises a two-storey building located close to the town centre. It more particularly comprises:

Ground Floor Retail Sales: 22.2 sqm / 239 sqft

Toilet with WC

Kitchenette

First Floor Office: 27.9 sqm / 296 sqft

### TENURE

Leasehold. The property is available to let by way of a new FRI lease with terms fully negotiable.

### RENT

£5,200 pax, payable quarterly in advance by standing order.

### DEPOSIT

The equivalent of a quarter's rent is payable upon commencement of the lease to be held as a security deposit.

### SERVICES

Mains water, electricity and drainage are connected to the property. There is electric heating provided. None of the services or installations have been tested. Prospective tenants are advised to satisfy themselves in this respect.

### RATEABLE VALUE

The current rateable value as listed by the Valuation Office website is £2,650.

There may be the opportunity to obtain small business rate relief, dependent upon the tenant's personal circumstances.

### VAT

The landlord reserves the right to charge VAT on the rent passing at the prevailing rate.

### PERMITTED USE

The landlord advises that the property has A1 (retail shop) use for the ground floor and B1 (offices) for the first floor. The property may be suitable for a variety of alternative uses, subject to the necessary consents being obtained.

### LEGAL FEES

In the usual manner the ingoing tenant will be responsible for all legal fees incurred in the transaction.



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## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been ordered and will be made available upon request.

## LOCAL AUTHORITY

South Holland District Council  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

Tel: 01775 761161

## VIEWING

Strictly by appointment with the sole letting agents. Please contact Will Cooke on:

Email: [wcooke@pygott-crone.com](mailto:wcooke@pygott-crone.com)

Tel: 01529 411550

Mobile: 07899 754371



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