



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£10,000 Per annum

1 WEST END
SPALDING | PE12 7LW

- Landmark Building
- Town Centre Location
- First Floor with Offices, Store and WC's

LOCATION

Holbeach is a market town in Lincolnshire. The town is 8 miles from Spalding, 20 miles from Kings Lynn and 23 miles from Peterborough. Holbeach is on the junction of A151 and A17.

DESCRIPTION

The Property situates a highly prominent position in the town centre being at the junction of five main roads. The town is currently undergoing major expansion with the food enterprise zone and in excess of 2000 new homes planned within the next ten years.

The Property is arranged over three floors with the opportunity to create outside space at the first floor roof terrace behind a parapet wall (subject to Planning Permission).

The ground floor benefits from floor boxes including power and data points, attractive wood panelling and a walk-in safe room. There is a basement storage area and the first-floor houses three WCs and kitchen area

The Property is particularly suited to office, restaurant or bar use (subject to a Change of Use Planning Permission as required).

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The ground floor measures 74.43 sq.m. (801 sq.ft).

The first floor measures 18.26 sq.m. (197 sq.ft).

Total 92.69 sq.m (998 sq.ft).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £7,900. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

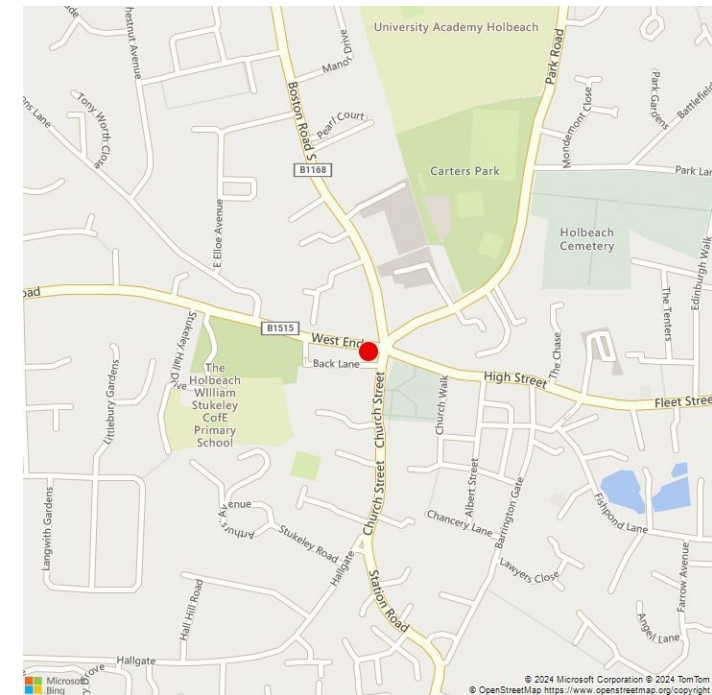
LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing

and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





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