

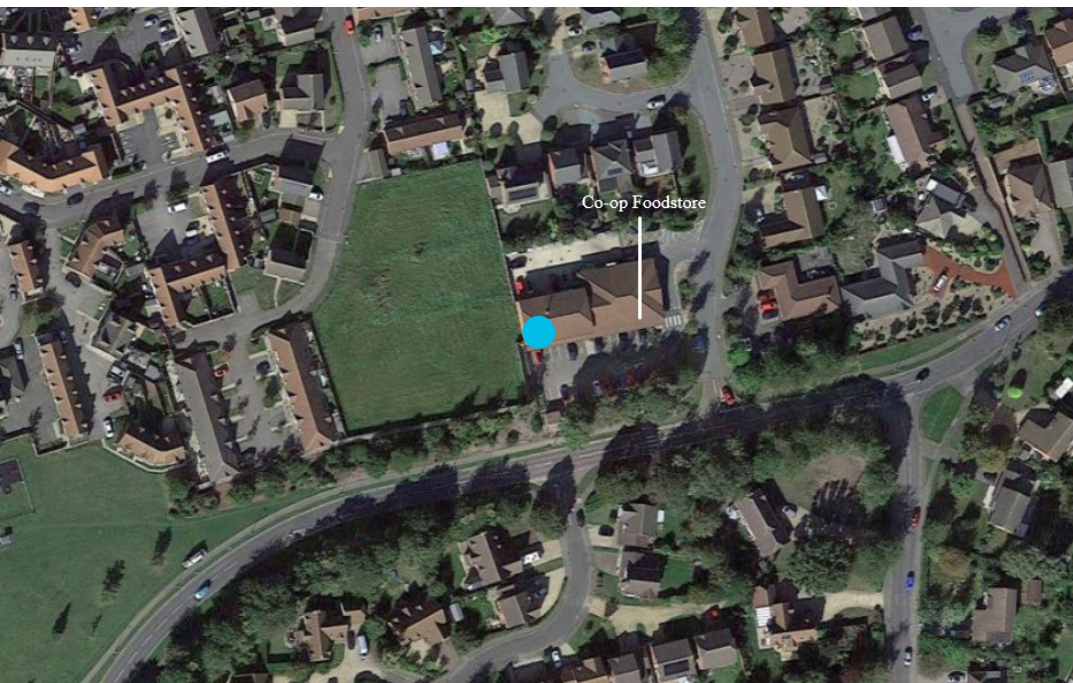
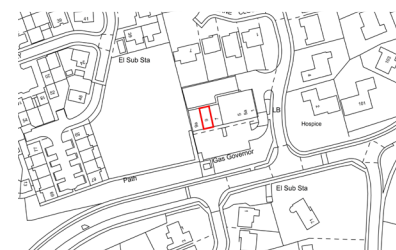
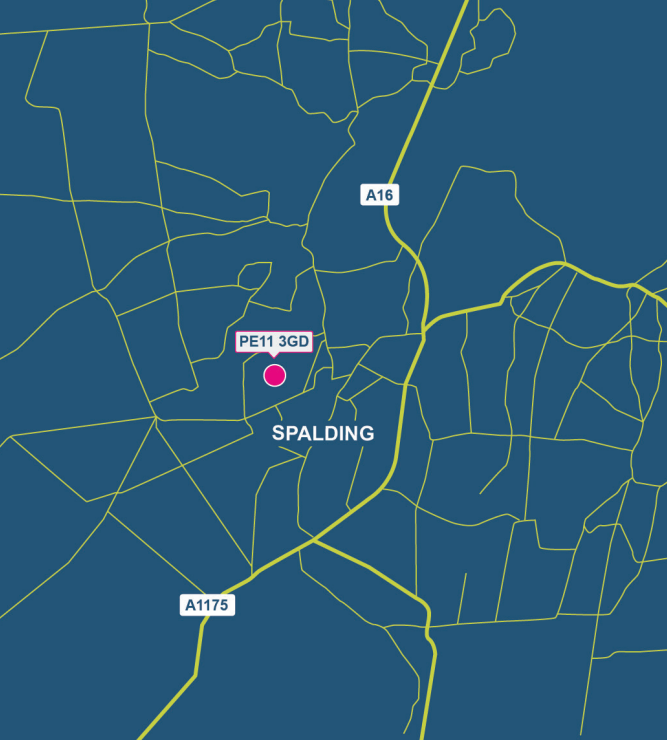


BANKS LONG&Co

UNIT 5 CLOVER WAY, WYGATE PARK,
SPALDING, PE11 3GD

RETAIL

- Self-contained unit with A5 (Takeaway) use
- 60.27 sq m (648 sq ft)
- High density residential area
- Located adjacent to Co-op Foodstore and other local amenities
- Available on a new lease
- Rent : £10,500 per annum exclusive
- TO LET



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is located in a large residential area of Spalding on Wygate Park. The unit forms part of a larger commercial property also housing a Co-op Foodstore, and a salon/spa.

Spalding is a thriving market town with a population of circa 30,000 people and is situated on the River Welland within the District of South Holland.

The town is located with easy access via the A16 through to Peterborough to the south, and A1 and A17 to the north. It also benefits from rail connection services to London (via Paddington).

PROPERTY

The property previously operated as a Fish & Chip Shop. It consists of a retail space to the front, a kitchen and food preparation room in the middle and WC facilities at the rear.

Fish & Chip shop equipment is not included.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Ground floor retail	49.62 sq m	(534 sq ft)
Ancillary	7.65 sq m	(82 sq ft)
WC	3.00 sq m	(32 sq ft)

Total GIA: 60.27 sq m (648 sq ft)

SERVICES

We understand mains services to include 3-phase electricity, water and drainage are available and connected to the property.

These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for use falling within Class A5 (Take Away) of the Town & Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary planning consent.

RATES

Charging Authority: South Holland District Council
Description: Shop and Premises
Rateable value: £14,000
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The premises are available **To Let** by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£10,500 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the building and wider area.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

The ingoing Tenant is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 216/2020F