

Units for Let at Double Roof Yard, High Road, Moulton, Spalding PE12 6NT

- Single storey former agricultural buildings
- Large concrete yard area with access direct from the A151
- Gated and secure
- Close to the A16 Spalding bypass and the A17
- Available Immediately

Available Units

| Unit | Size (sq/m) | Size (sq/ft) | Guide Price (£sq/ft) | Total (£/pa) | Availability |
|------|-------------|--------------|----------------------|--------------|--------------|
| 1 | 330 | 3551 | £4.50 | £16,000 | LET |
| 2 | 107 | 1153 | £4.50 | £5,200 | LET |
| 3 | 195 | 2094 | £4.50 | £9,400 | LET |
| 4 | 799 | 8596 | £4.50 | £38,700 | LET STC |
| 5 | 403 | 4332 | £4.50 | £19,500 | LET |
| 6 | 120 | 1258 | £4.50 | £5660 | Available |
| 7 | 522 | 5615 | £4.50 | £25,300 | Available |
| 8 | 69 | 738 | £7.00 | £5,200 | Available |

Location

The units are situated at Double Roof Yard, High Road, Moulton, Spalding PE12 6NT which is approximately 4 miles from the A16 Spalding Bypass Road and approximately 3 miles from the A17 bypass at Holbeach, both of which give good access to regional and national road networks.

Access

Access to the site is via the main entrance point with A151 (High Road). The site operates a one-way system with the exit from the site via Hockney Hole Lane.

Services

Each unit except for Unit 6 has an EICR compliant electricity supply with an individual meter. All except for unit 6 has both a single and three phase electricity supply.

Planning consent granted

Planning for commercial uses was granted in [2023] and permits Class B8 Storage or Distribution which includes open air storage. It also consents Class E usage which is defined as uses which can be carried out in a residential area without detriment to its amenity; specifically industrial processes (E(g)(iii)). For specific questions regarding planning please contact the office.

Lease Terms

| | |
|-------------------------------|--|
| Term | The units are available for flexible periods, with a preference for longer term arrangements being agreed. |
| Agreement | The units will be let on Landlord & Tenant 1954 Act agreements with security of tenure excluded under s.24-s.28 of the Act. |
| Rent | See guide rents above. Rent to be paid by standing order in equal quarterly instalments in advance on the rent days. Those days being - 25th March, 24th June, 29th September, 25th December. For longer lease periods the rent will be reviewed on a 3-year basis. |
| VAT | VAT on the rent will be charged. |
| Outgoings | The Tenant will be responsible for all outgoing at the units to include electricity, water, and any other outgoing arising from their occupation. |
| Business Rates | The Tenant will be responsible for business rates as relevant arising from their occupation the property. |
| Building Insurance | The Landlord will insure the units and the shared facilities. The Tenant will reimburse the Landlord for the cost of the building insurance in respect of each unit. |
| Maintenance | The Tenant will be responsible for ensuring the property is kept in good and tenable repair throughout the term of the Lease. The Tenant will ensure at no point during the lease term the accessway through the site becomes blocked with vehicles or any other Tenant belongings. |
| Deposit | The Landlord will require a security deposit of 3 months' rent to be paid at the commencement of the Lease, which will be in addition to the first months' rent. |
| Use | The use of the units will be subject to the Landlords approval and the planning permission granted. |
| Car Parking | Each unit will benefit from an agreed number of car parking spaces. |
| Yard Areas | The use of external areas is potentially available subject to agreeing terms and locations. |
| Service Charge | The tenants will be required to pay a service charge of £250 per annum, per unit, which will be subject to review on an annual basis, to cover the cost of: 1. Maintaining and cleaning the shared facilities 2. Maintaining the accessways throughout the site. |
| Sub-letting | Tenants will not be permitted to sub-let, assign or share any part of the property. |
| Tenants Contribution to costs | Prospective Tenants will be responsible for £750 (plus VAT) of the Landlords cost in agreeing and implementing an agreement. |
| Financial Information | The Landlord will require access to financial information to support the Tenants application for a lease of a property on the site, and where relevant may require a Guarantor. |

Viewings are to be arranged by prior appointment. If there are details you would like to discuss that have not been outlined in these particulars, please contact Sam Booth at Hub Rural Ltd.

T: 07849 911084 or 01406 404102

E: sam@hubrural.co.uk

Important Notices

Hub Rural Ltd for themselves and for the Lessors of this Property gives notice that:

These particulars are intended to give a fair and accurate general outline only for the guidance of intending Lessees and they do not constitute an offer or contract or any part of an offer or contract.

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All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

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