



**Retail Unit - 16 The Broadway, Woodhall Spa
LN10 6ST**

#10768/2023H

Retail Unit - 16 The Broadway

Woodhall Spa, LN10 6ST



Agreement

To Let



Detail

Retail Premises



Rent

£17,500 pax



Size

117.53 sq m (1,265 sq ft)



Location

Woodhall Spa, LN10



Property ID

#10768/2023H

For Viewing & All Other Enquiries Please Contact:



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Property

The property occupies a central location on Woodhall Spa's main shopping street The Broadway. It comprises a large double fronted retail unit laid out at ground floor level and will be stripped back and 'white boxed' by the landlords ready for a new occupiers shop fit.

At the rear of the property there is an office, store, small kitchen and WC. It also has rear access and a double garage at the back of the site, fronting the rear service road running along the back of The Broadway shops, that may be available by way of separate negotiation.

Accommodation

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

Area	m ²	ft ²
Retail Space	102.20	1,100
Office/Store	15.33	165
Total NIA	117.53	1,265

Energy Performance Certificate

New EPC to be obtained following the strip out works to the unit.

Services

We understand that mains water, electricity and drainage supplies 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 & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Shop and Premises
Rateable value: £17,000
UBR: 0.512
Period: 2023-2024

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 property is available **To Let** by way of a new effectively Full Repairing and Insuring lease, for a term of years to be agreed.

Rent

£17,500 per annum exclusive

VAT

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

Legal Costs

The incoming tenant is to be responsible for the landlords reasonable legal costs in documenting the transaction.

Location

Woodhall Spa is an attractive and well regarded Lincolnshire Spa town and Civil Parish located approximately 15 miles south east of Lincoln and 26 miles from the Lincolnshire coastline, at the heart of the county, close to the Lincolnshire Wolds, an area of Outstanding Natural Beauty.

Woodhall Spa's Broadway is at the heart of the town offering a good range of local shops and amenities located nearby, including a Boots chemist next door together with various other local retailers.

As a tourist town within Lincolnshire, Woodhall Spa boasts many attractions with Broadway a short distance away from The Hotchkin Golf course, which is in the top 50 in the world, Jubilee Park, The Kinema in the Wood and The Petwood Hotel.







