

Lot 17, 1 Edison Court, Pinchbeck, Spalding,

Lincolnshire PE11 3FX

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Trade Counter Investment

- Ground Floor Portal Frame Warehouse with First Floor Mezzanine
- Approximately 283.76 sq m (3,054 sq ft)
- Located in Established Industrial Area close to A16

Lot

17

Auction

15th December 2022

Rent

£15,250 per Annum Exclusive
(2)

Sector

Trade Counter

Status

Available

On Behalf of Fixed Charge
Receivers

Auction Venue

Live Streamed Auction

Location

Miles

21 miles north-east of Peterborough, 14 miles south of Boston,
50 miles north of Cambridge

Roads

A16, A151

Rail

Spalding Railway Station

Air

London Stansted Airport, Birmingham Airport

Situation

Spalding is an attractive Lincolnshire market town benefitting from good road links with the A16 and A151 being located near by. The property is located in an established commercial area just north of Spalding town centre and south of Pinchbeck. Neighbouring occupiers include a number of distribution and manufacturing warehouses with tenants such as Royal Mail and Morrison's, trade counters and vehicle repair workshops.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a ground floor semi-detached warehouses of steel portal frame construction. There is a first floor mezzanine with office and storage accommodation. The property benefits from parking for approximately 12 vehicles.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Mezzanine	Warehouse Office/Storage	251.36 32.40	(2,706) (348)	SUNFLOWER SPALDING CASH AND CARRY LTD (1)	A term of 10 years on a Full Repairing and Insuring Lease (2)	£15,250 (2)	Three yearly rent reviews
Total Approximate Floor Area		283.76	(3,054)			£15,250	

(1) Sunflower Spalding Cash and Carry Limited (CRN 09777433) are suppliers of premium fresh and dried wholesale flowers in Spalding and the surrounding areas, they were incorporated in 2015. (www.sunflower-spalding.co.uk)

(2) A new FRI lease has been agreed with the occupier and is in the process of being drafted with the pertinent terms of 10 years at £15,250 per annum exclusive, three yearly rent reviews and a tenant option to determine the lease on the third anniversary of the term upon serving six months written notice. Further information will be available in the legal pack.

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