



MAXEY
GROUNDS

commercial@maxeygrounds.co.uk

01945 428830

Commercial

To Let: £6,750 pa



Ref: 25041E

**35 High Street, Holbeach, Spalding,
Lincolnshire PE12 7DY**

Recently redecorated Ground Floor retail premises in a High Street location providing 36.2m² including Retail Area with extensive display frontage, Kitchenette and WC. The Property is offered To Let and is available for immediate occupation.



Offices at March and Wisbech

www.maxeygrounds.co.uk



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LOCATION The property is prominently located on the High Street in the South Lincolnshire Market Town of Holbeach. Holbeach has a population of around 10,000 and is historically significant in the area. Holbeach lies approximately 8 miles from Spalding, 17 miles from Boston and 23 miles from Peterborough. The A17 trunk road between Newark and King's Lynn passes around the north of Holbeach. The central business area of Holbeach comprises the High Street and Fleet Street. Holbeach benefits from a range of local retailers together with regional and national firms such as Aldi, Budgens, Tesco and QD Stores.

DESCRIPTION A mid-terrace Ground Floor retail unit on the High Street and considered suitable for a range of commercial purposes, subject to planning permission.

ACCOMMODATION

Retail Area	4.7m (max) x 3.7m (max)	15.6m ²
Retail Area	4.9m x 2.5m	12.0m ²
Kitchenette	3.5m (max) x 2.4m (max)	6.8m ²
WC		
ITZA	28.7m ²	

SERVICES Mains drainage, electricity and water are all understood to be connected. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

TERMS The property is offered To Let on terms to be agreed on a Full Repairing and Insuring basis, contracted out of the Security of Tenure provisions of Part II of the Landlord & Tenant Act 1954. Leases for in excess of three years will be subject to rent review.

VAT We are advised that the property has not been elected for VAT. Should the rent become a chargeable supply, VAT will be payable in addition to the rent.

EPC RATING BAND D

RATES

Rateable Value (2024 List): £8,700

Small Business Rates Multiplier 2025/26: 49.9p in the £ NB Due to Transitional Relief, Small Business Rates Relief and Retail, Hospitality and Leisure Discount the actual rates payable in respect of the property may have no relation to the figure quoted. Interested parties are advised to make their own enquiries of the Local Rating Authority as to the current rates liability. All enquiries should be directed to South Holland District Council, PO Box 8, Spalding, Lincolnshire PE11 2XQ 01775 761161

businessrates@sholland.gov.uk

LEGAL COSTS The Tenant will be responsible for reimbursing the Landlord's reasonable legal costs incurred in drawing up the lease.

VIEWINGS For an appointment to view apply to the Agent. For further information please contact Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Landlord nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING The current retail use of the ground floor of the property is long standing and believed lawful and falls within Use Class E(a) as defined by the Town & Country Planning (Use Classes) Order 1987 (As Amended).

DIRECTIONS From Wisbech proceed north on the A1101 towards Long Sutton. At the roundabout take the first exit onto the A17 towards Sleaford. At the third roundabout (after approximately six miles) take the first exit (B1168) into Holbeach. At the traffic lights take the second exit onto the B1515 (High Street) and proceed east, where the property can be found on the left hand side. What3Words: ///animate.craftsmen.pints

PARTICULARS PREPARED 5th June 2025

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.