

TO LET

**Welland House Farm
Marsh Drove
Surfleet
South Lincolnshire
PE11 4DW**



survey.unloads.bike

Commercial unit/workshop
C. 440sq/m | 4,735 sq/ft
4.75m to eaves
Insulated roof and walls
Large external area
Close to the A16
Available from Sept. 2025



Click on the photo for a tour

Guide rental

£35,000 PA

+ VAT [if applicable]

For more information:

T: 01406 370035

E: sam@hubrural.co.uk



Location

The workshop is situated at Welland House Farm, Marsh Drove, Surfleet, Spalding PE11 4DW which is approximately 2 miles from the A16 Spalding Bypass Road and approximately 3 miles from the A17 bypass at Sutterton, both of which give good access to regional and national road networks.

Access

Access to the workshop is via the main farmyard which is accessed via Marsh Drove before joining onto Surfleet Bank and then onto the A16 at Surfleet.

Services

The workshop has an EICR compliant electricity supply with a specific individual meter for that workshop. There is both a single and three phase electricity supply. The workshop does have a water supply.

Planning

The workshop is let as an agricultural building, with no change of use planning permission. Any planning permission required for the Tenants use is a Tenants responsibility, subject to the Landlords approval.

Lease Terms

Term

3 year lease as a minimum term length, with a preference for longer term arrangements being agreed.

Agreement

The workshop will be let on Landlord & Tenant 1954 Act agreements with security of tenure excluded under s.24-s.28 of the Act.

Rent

£35,000 per annum (Plus VAT if applicable)

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 will be charged on the rent. [if applicable]

Outgoings

The Tenant will be responsible for all outgoing at the workshop to include electricity, water, and any other outgoing arising from occupation.

Business Rates

The Tenant will be responsible for business rates as relevant arising from their occupation the property.

Maintenance

The Tenant will be responsible for ensuring the workshop and external areas are 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 farmyard becomes blocked with 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 quarters rent.

Use

The use of the workshop will be subject to the Landlords approval.

Vehicle Parking

The Landlord will agree a designated area for parking. Parking will not be permitted outside of this area.

External areas

The use of external areas is to align with the agreed use of the workshop. It will remain tidy and clear of rubbish.

Sub-letting

Tenants will not be permitted to sub-let, assign or share any part of the property.

Contribution to costs

Tenant 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.

Anti money Laundering

In accordance with Anti - Money Laundering Regulations, the source of funding and identification will need to be provided by the successful tenant.

Viewing

Viewing will be strictly by appointment with the letting agent. Please contact the office to arrange a viewing.

Letting Agent [sole]

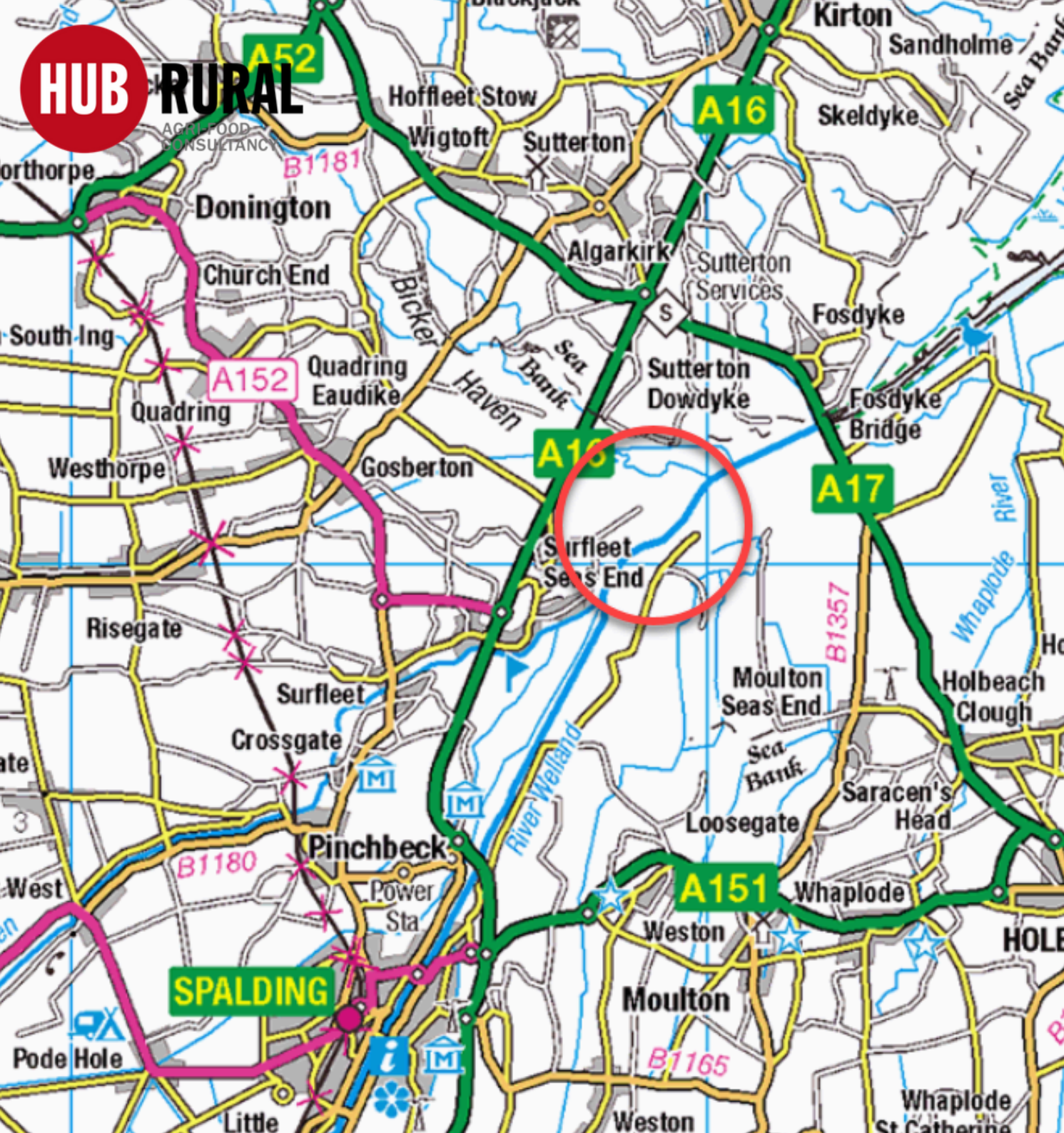
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