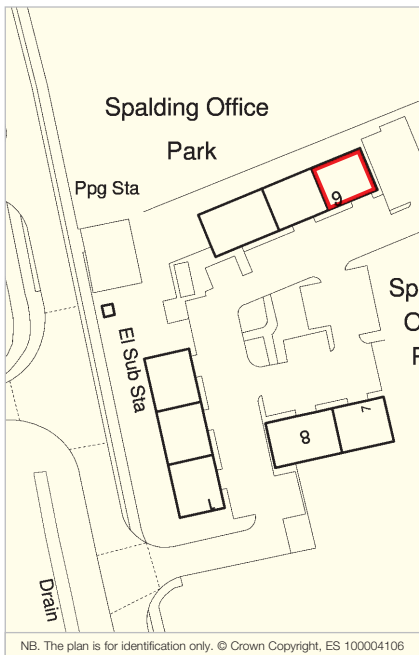
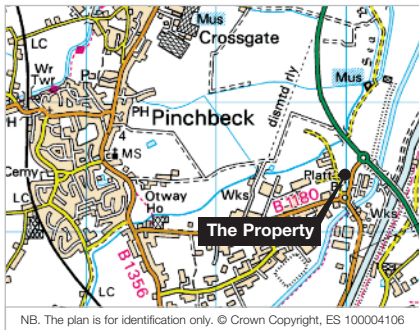


**Spalding**  
**Unit 6, Apex Court**  
**Pinchbeck**  
**Lincolnshire**  
**PE11 3UL**

- **Freehold Office Investment**
- Let to Nestor Primecare Services Limited
- Lease expires 2019 (2)
- Current Rent Reserved  
**£17,000 pa <sup>(1)</sup>**



**Tenure**  
Freehold.

**Location**  
Spalding, with a population of some 30,000, is an attractive Lincolnshire market town located 20 miles north-east of Peterborough and 29 miles west of Kings Lynn. The town benefits from good road communications via the A16 and A151 trunk roads. The property is situated in a well established commercial location some 2 miles north of Spalding town centre adjacent to the A16. More particularly the property is located on the east side of Elsoms Way close to the junction of the B1180 (Wardentree Lane) and the A16. Other occupiers in the vicinity include Ford, Volkswagen, Howdens, Travis Perkins, PTS, Gist, Topps Tiles and Scania.

**Description**  
The end of terrace property is arranged on ground and one upper floor to provide office accommodation forming part of a development of similar units. The property has the benefit of air conditioning and 8 dedicated parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>80.10 sq m</b>	<b>(862 sq ft)</b>
<b>First Floor</b>	<b>89.50 sq m</b>	<b>(963 sq ft)</b>

**Tenancy**  
The entire property is at present let to NESTOR PRIMECARE SERVICES LIMITED for a term of 5 years from 22nd August 2014 at a current rent of £8,500 per annum rising to £17,000 per annum in February 2015. The Vendor will top-up the rent from completion to February 2015 by way of a reduction in the purchase price such that the buyer in effect receives £17,000 p.a. from completion (1). (2) There is a tenant option to break at the end of the third year.

**Tenant Information**  
Website Address: [www.sagahomecare.co.uk](http://www.sagahomecare.co.uk)  
For the year ended 31st January 2013, Nestor Primecare Services Limited reported a turnover of £152,074,000, a pre-tax loss of £5,529,000, shareholders' funds of £82,150,000 and a net worth of £7,127,000. (Source: riskdisk.com 11.09.2014.)

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
EPC Rating 85 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Rod Devlin, Grove Tompkins Bosworth. Tel: 0121 236 9341 e-mail: [roddy@gtb-solicitors.com](mailto:roddy@gtb-solicitors.com)  
**Joint Auctioneer** Annabel Parkinson, R Longstaff & Co. Tel: 01775 766766 e-mail: [annabel.parkinson@longstaff.com](mailto:annabel.parkinson@longstaff.com)