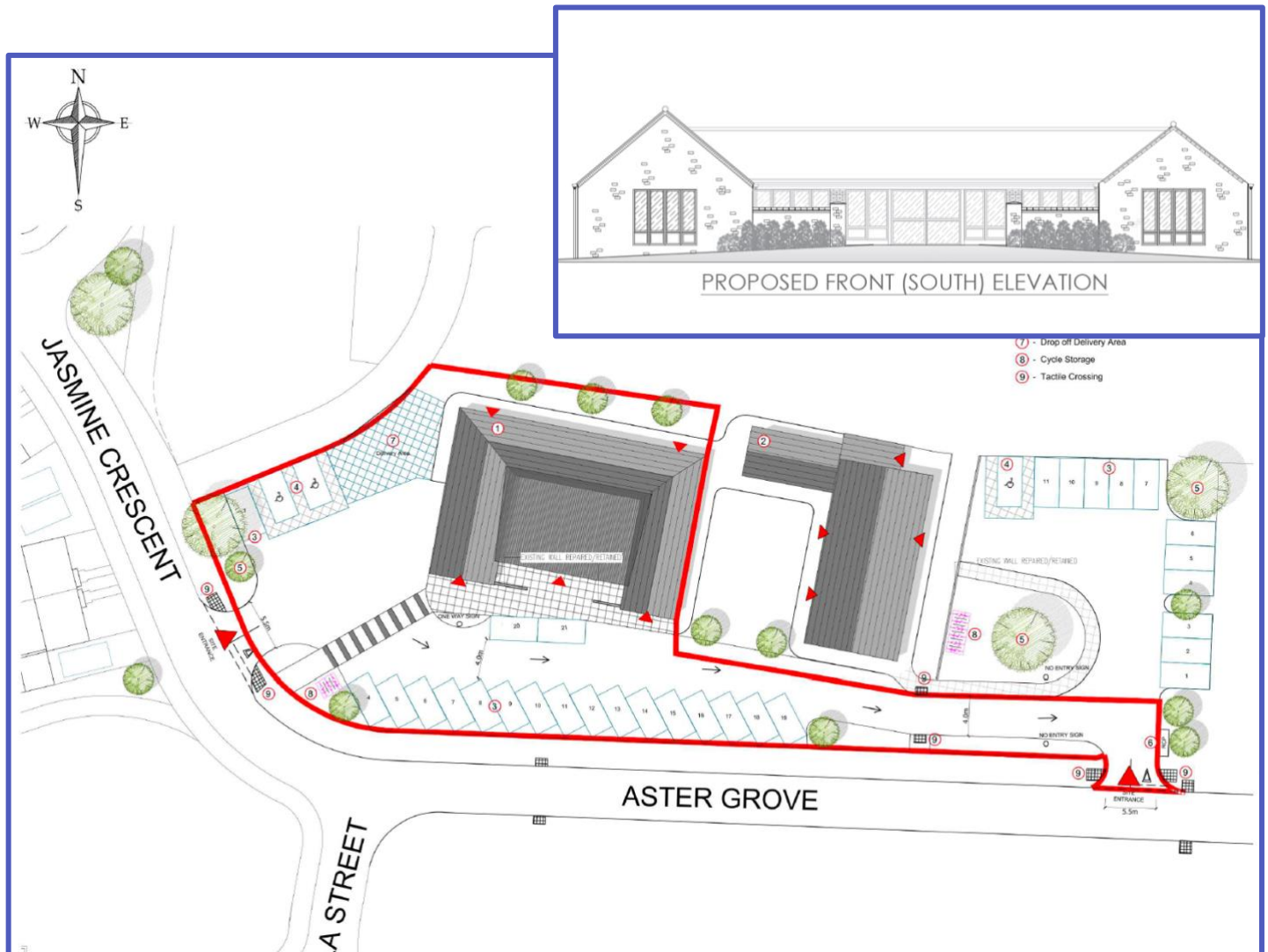


# New Retail Unit Available To Let with Parking Q3 2026 Located on 100 acre Development in a Popular Town with Approximately 11,000 Residents

Manor Farm | Holbeach Meadows | Hallgate | Holbeach | Lincolnshire | PE12 8QA



Building Extending to 3,895sqft, 362sqm, Ready for Tenant Fit-Out  
Superb Location for Convenience Store in the Centre of a 900 Home  
Residential Development Under Construction, Available Summer 2026

Available To Let Leasehold on Full Repairing and Insuring Terms  
£45,000 per annum plus VAT Subject to Contract

## Location...

The attractive and sought-after village of Holbeach is located in Lincolnshire, close to the border with Cambridgeshire, approximately 23 miles from Peterborough, 43 miles from Lincoln, 20 miles from Boston and 10 miles to the east of King's Lynn.

The town has a rich history, a population of just under 11,000 residents, a strong retail offering, number of schools and strong sporting facilities.

Holbeach Meadows is a phased residential development of around 900 homes located on a 100 acre site immediately to the south-west of the town currently under construction.

<https://holbeachmeadows.co.uk/holbeach>

## Description...

The property comprises a new open plan retail unit extending to provide over 3,895sqft of accommodation created from a former crew yard.

The store will be provided on a ringfenced site with landscaped parking areas comprising 20 spaces and in and out entrances.

The main retail area extends to 3,200sqft of open plan space with additional storage area extending to 700sqft at the rear.

The building will in effect be a brand-new shell ready for a tenant fit out.

## Planning...

The building has planning consent H09-0280-25 dated 1<sup>st</sup> August 2025. Full details are available on request.

## Tenure...

The building is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum £1,000 + VAT.

## Outgoings...

Ingoing tenants will be responsible for all outgoing including utilities and Business Rates to be assessed.

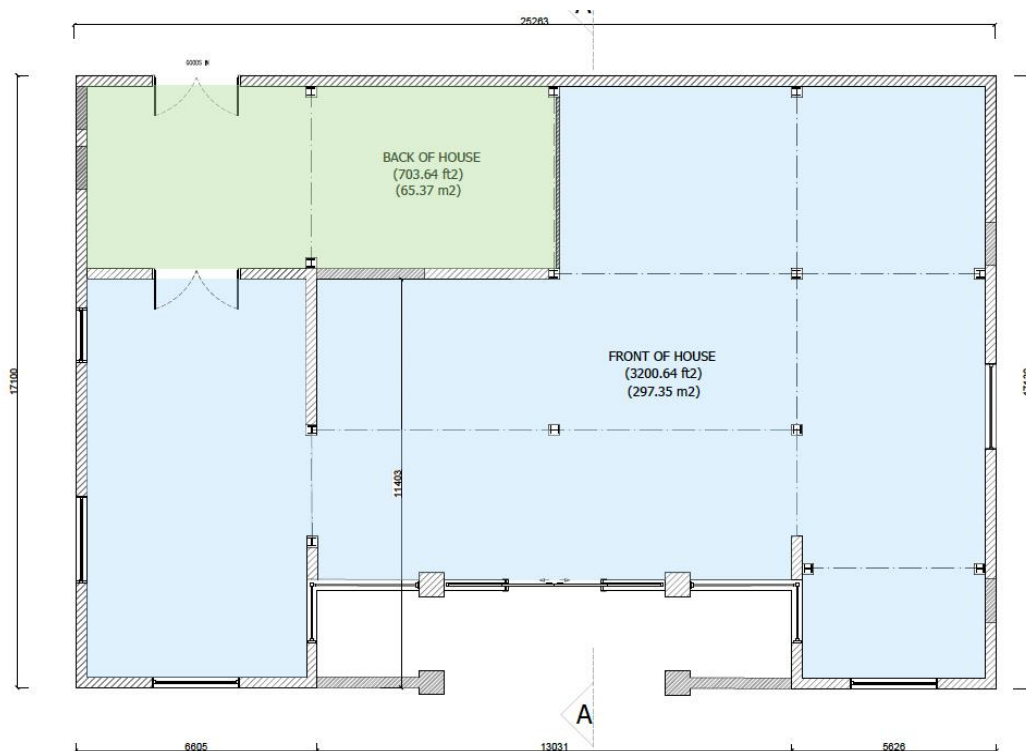
## Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

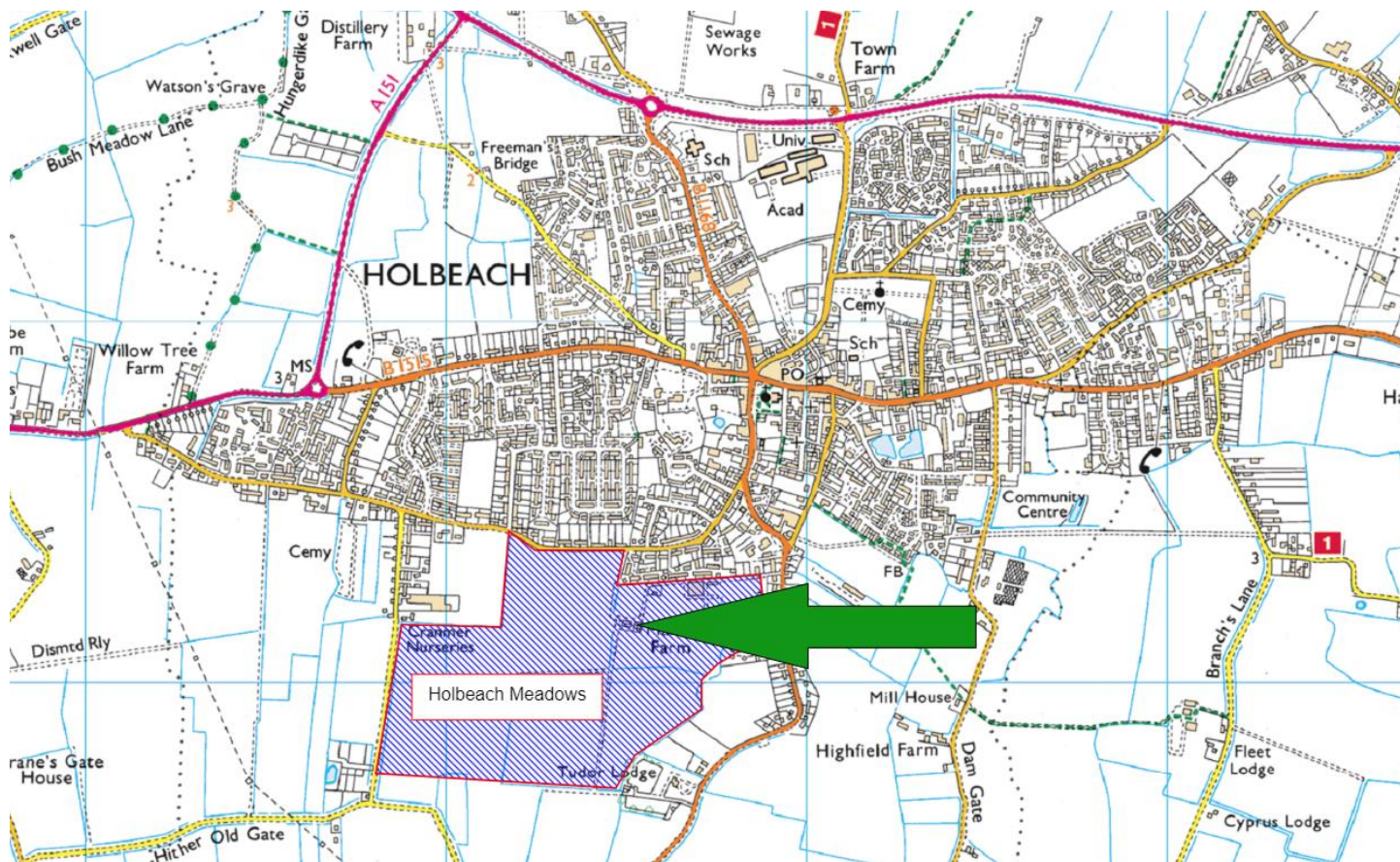
01205 361694

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PROPOSED FLOOR PLAN





**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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