

# Richardson

Commercial Property Specialists

7 Abbey Road

Bourne, PE10 9EF

**TO LET**

**£6,000 Per Annum**



- Prominent Retail Unit
- Ground Floor Lock Up Shop
- EPC: C
- NIA - 15.72 Sq M (169.19 Sq Ft)
- Town Centre Location
- TO LET- New Lease

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758007**

## **LOCATION**

Bourne is a popular market town situated approximately 12 miles north of Peterborough and 9 miles east of Stamford. The town has a fast-growing housing market with considerable new building having taken place in recent years. The population is about 15,000. The property is situated in a prominent position close to the center of the town on Abbey Road.

## **DESCRIPTION**

A mid terrace ground floor lock up shop unit with display windows, the shop is partitioned into an open plan retail area and a small kitchen to the rear. The unit has has 1 toilet with restricted head room and shared access to the rear.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

NIA - 15.72 Sq M (169.19 Sq Ft)

All measurements are approximate.

## **SERVICES**

We understand that mains electricity, water and drainage are connected. None of the systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £4,250

This property is eligible for small business rates relief. Interested parties should however rely on their own enquiries as to the amount of rates payable.

## **EPC**

Energy rating: 73 - C

## **VAT**

TBC

## **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.

## **ANTI MONEY LAUNDERING**

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

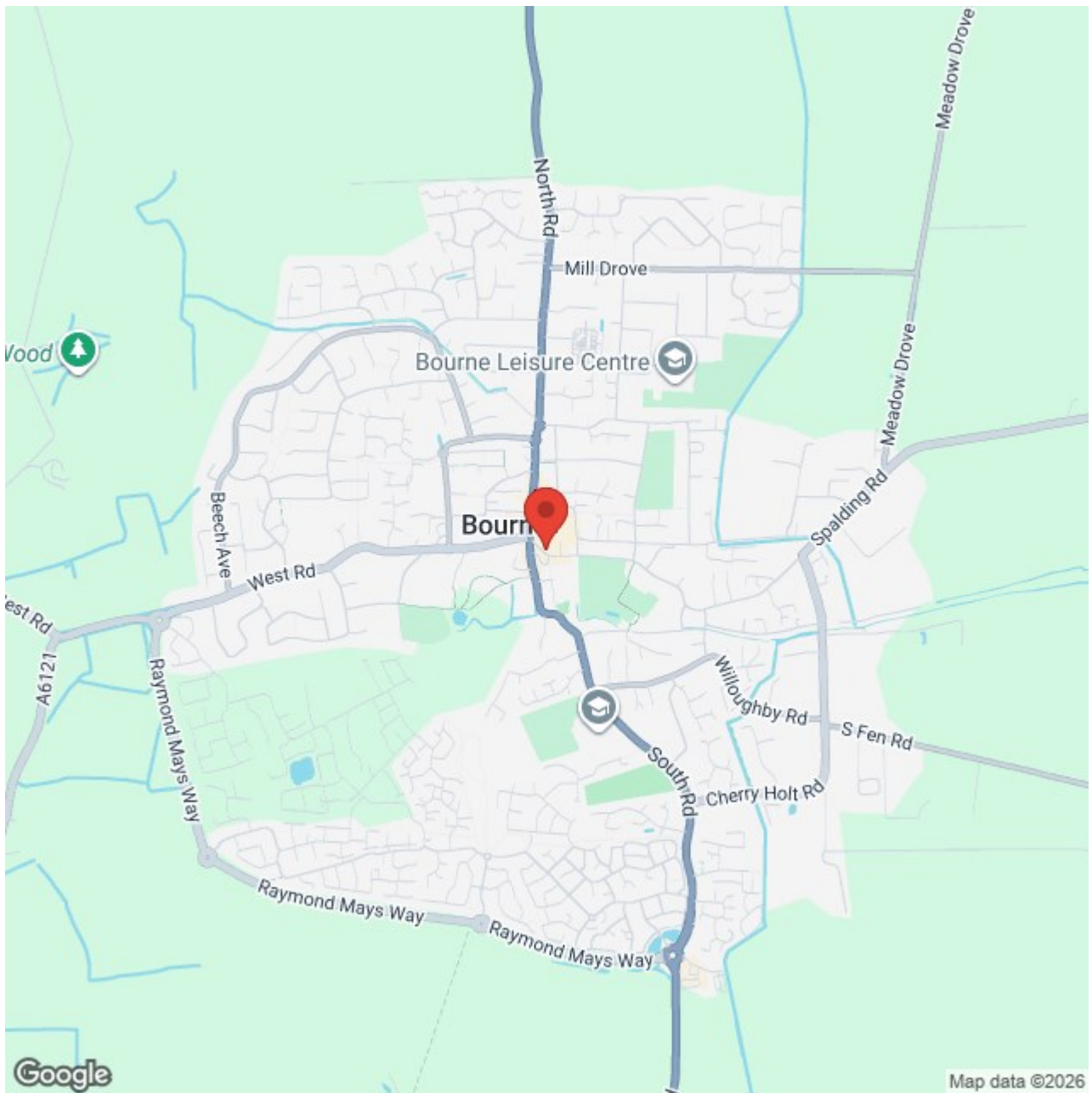
## **VIEWING**

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale