



**Units 1 & 5 Wherry's Lane,
Bourne, PE10 9HQ**

#M10319/2024A

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Agreement

To Let



Detail

Retail Units



Rent

Unit 1 - £10,850 pax
Unit 5 - LET



Size

Unit 1 - 84 sq m (904 sq ft)
Unit 5 - 71 sq m (764 sq ft)



Location

Bourne, PE10 9HQ



Property ID

#M10319/2024



WILLIAM NUTTALL

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Surveyor

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Property

Units 1 & 5 comprise open plan ground floor retail units, with ancillary disabled WC and kitchen. The units are finished to a shell specification, ready for a tenant fit out.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor Retail - Unit 1 (NIA)	84	904
Ground Floor Retail - Unit 5 (NIA)	71	764

Services

We understand that mains gas, water and electricity are available and connected to the properties. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the properties have consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Rates

Charging Authority: South Kesteven District Council

Description: Shop and Premises

Rateable value: Unit 1 TBC
Unit 5 £12,750

UBR: 0.512

Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The properties are available **To Let** by way of an effective Full Repairing and Insuring lease for a term to be agreed.

Rent

Unit 1 - £10,850 per annum exclusive

Unit 5 -LET

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The properties are located on Wherry's Lane, encompassing a terrace of 6 other retail units and a few minutes walking distance from Bourne High Street. Access to a free public car park located on Burghley Street.

Current occupiers within a close proximity include Costa Coffee, M & Co. and Sound Venture Records. There is a good mix of national and local retailers.







