



## Renu

27 Abbey Road, Bourne, PE10 9EN

**Part Investment, part vacant with residential potential to the upper floors**

**Guide price £550,000**

**3,100 sq ft**  
(288 sq m)

- Ground floor tenant paying £18k per annum
- Vacant upper floors - offices
- Finance available Subject to Status
- Bourne Town Centre Location
- Commercial ERV circa £50k
- Upper floors have planning for 3 apartments

# Renu, 27 Abbey Road, Bourne, PE10 9EN

## Summary

<b>Available Size</b>	3,100 sq ft
<b>Price</b>	Offers in the region of £550,000 Part investment part vacant
<b>Rateable Value</b>	£17,600 The space is split into 2 areas Ground = £7700 RV - 1st & Second £9900 RV
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (54)

## Accommodation

The accommodation comprises the following areas: Ground Floor - Renu Health and Beauty - Gym room, a range of treatment rooms, basement, reception area. First floor - Yoga room, 3 treatment rooms, changing room. Second floor - 3 treatment rooms - w/c's

Name	sq ft	sq m	Availability
Building - 3 Storey Building	3,100	288	Available
<b>Total</b>	<b>3,100</b>	<b>288</b>	

## Description

A 3 storey detached corner property under a pitched roof. Side access leading to rear entrance, single garage and landscaped patio area. Outbuildings converted into additional treatment studios and utility area.

## Location

Bourne is a market town and civil parish in the South Kesteven district of Lincolnshire. Situated on the eastern slopes of the Kesteven Uplands and the western edge of the Lincolnshire Fens. The population taken at the 2001 census was 13,961, which increased to 14,456 at the 2011 census and continues to grow.

The town's economy was based on rural industries until the railway opened up a market for bottled mineral water. Although it is still focused on agriculture and food preparation for supermarkets, there are also important light engineering and tourism activities.

## Terms

Offered for sale on a part investment and part vacant basis.

The ground floor will be leased back to the sellers of the property on a new 5-year term with an initial passing rent of £18,000 per annum plus insurance.

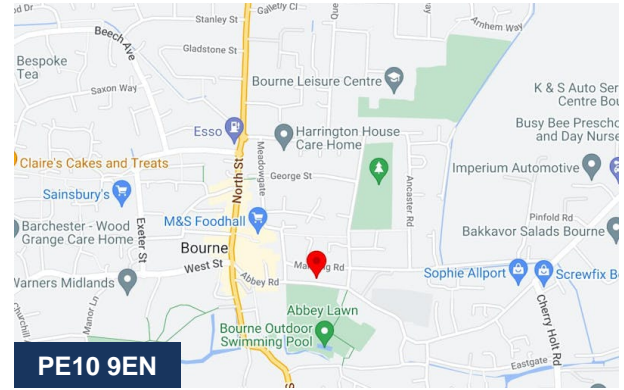
The upper floors are set up for studio and treatment rooms and could be let individually. The upper floors also offer potential to be split into 3 residential dwellings and benefit from full planning for this conversion.

## Viewings

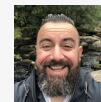
Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing & Further Information



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