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UNIT OFF CHERRY HOLT ROAD, BOURNE. PE10 9LS

For Sale - Guide Price: £225,000

To Let - Asking Rent: £16,500 Per Annum

Commercial premises with fantastic road profile, car parking and rear service yard

Suitable for a variety of uses, subject to planning

Vacant Possession with No Onward Chain

The site extends to approx. 875 m² (9,418 sq. ft.)

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION:

The property is situated on the east side of Cherry Holt Road, which links the A151 between Bourne and Spalding and the A15 between Sleaford, Bourne and Market Deeping.

DESCRIPTION / ACCOMMODATION:

- Retail area: 6.90m (maximum) x 11.00m (maximum) – with two store cupboards.
- Office: 2.90m x 2.90m
- Warehouse: 7.70m x 11.10m – Minimum height 3.10m, maximum height 3.40m. Double pedestrian doors to service yard.
- Second Warehouse: 11.70m x 7.30m – Pedestrian door to service yard and roller shutter (3.00m wide x 3.10m high). Minimum height 3.10m, maximum height 4.20m.
- WC: 2.90m x 1.40m – WC, basin, window and radiator.
- WC: 2.90m x 1.60m – WC, basin, window and radiator.
- Kitchen: 2.90m x 3.80m – Base units with radiator, window and gas fired boiler.
- External Store: 3.00m x 6.00m (external measurements)

To the front of the unit is a car parking area with access to the rear along a right of way. To the rear of the property is a service yard with access to the roller shutter doors on the north side of the building.

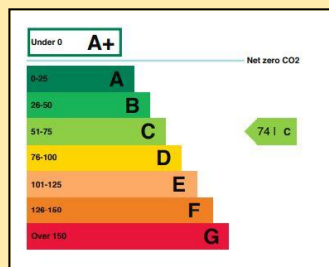
VAT:

VAT – VAT will be payable in addition to the purchase price/rent.

RIGHT OF WAY:

The property has the benefit of a right of way along the south side of the property (shown blue on the plan) to gain access to the rear service yard, to the east. The ownership of the roadway will be retained by the Vendor, although the purchaser will be responsible for a 50% contribution towards the upkeep and maintenance of the right of way. The vendor also intends to retain ownership of the pedestrian walkway to the North of this property. The buyer/tenant will not have any right of way over that walkway.

Energy Performance Certificate





LETTING TERMS:

- The unit is offered to let on a new lease - minimum term of 5 years.
- The lease will be contracted out of the Security of Tenure Provisions under Part II of the Landlord and Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- A quarters rent will be payable as a deposit.
- The rent will be reviewed every 3 years and will be reviewed upwards only to open market rental value.
- The unit is offered To Let on a full repairing and insuring basis. The tenant is to reimburse to the Landlord the Buildings Insurance premium in respect of this property. This will be subject to review and will be payable annually in advance. The Tenant will be responsible for insuring their use, the contents and withholding a Public Liability Insurance policy up to £10,000,000. The Tenant will also be responsible for insuring the plate glass.
- The Tenant will not be permitted to sub-let, assign or share any part of the premises.

OUTGOINGS:

The Tenant will be responsible for the payment of Business Rates, outgoing services, utilities, phone line and internet usage.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

SERVICES:

We understand the property has the benefit of mains water, foul drainage, electric (single and three phase) and gas.

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY:

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES:

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in

Ref: B0334

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT

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