01733 897722 eddisons.com
OFFICES - TO LET





FIRST FLOOR, 1110 LINCOLN ROAD, PETERBOROUGH PE4 6BP (ROSEDALE <u>NOT</u> AFFECTED)

£12,000 per annum

73.73 sq m (790 sq ft)

- Prominent position
- Allocated parking
- Suitable for a variety of uses
- 100% SMALL BUSINESS RATES RELIEF
- NO VAT payable

LOCATION

The property is located in a prominent position at the corner of Lincoln Road and Marholm Road, approximately 3 miles to the North of Peterborough City Centre. The property fronts the major route into the City from the north and is subject to high levels of passing trade. Other occupiers in the area include Rosedale Estate Agents, Screwfix, Lidl, Apex Tyres and Terry Wright Cycles, amongst others.

DESCRIPTION

The available premises comprise the whole of the first floor of the property, with self-contained access from the ground floor. The property has been finished to a good standard and provides four open plan offices (one of which has been partitioned to provide two private offices), kitchen and WC facilities. The property benefits from carpeting throughout, suspended ceilings with inset LED lighting and spotlighting, comfort cooling and perimeter trunking. In addition there is central heating via wall mounted radiators.

Externally there is the right to park four vehicles on the forecourt area as well as on-street parking.

SERVICES

Mains electricity, water, drainage and gas are believed to be connected to the property. No services have been tested and no warranties can be given or implied as to the status or suitability of current supplies.

ACCOMMODATION

 Office Areas 69.03 sq m
 (743 sq ft)

 Kitchen 4.34 sq m
 (47 sq ft)

 Total 73.37 sq m
 (790 sq ft)

All floor areas are approximate and stated on a Net Internal Area basis.

BUSINESS RATES

The property has a Rateable Value of £6,500. This means that for a qualifying occupier (being an occupier for which this is its only commercial premises), 100% Small Business Rates Relief applies. For non-qualifying occupiers, business rates are normally payable at 49.9 pence in the pound on the Rateable Value.

RENT

The rent is to be £12,000 per annum exclusive of VAT, Business Rates and other outgoings.

VAT

The property is NOT elected for VAT purposes and therefore there is no VAT payable on the rent.

LEGAL COSTS

Each party to be responsible for its own legal costs in connection with this matter.

FPC

The property has an EPC rating of D (83).

USE

The property has planning consent for use as Offices within Class E of the Planning Use Classes Order. Consideration will be given to other uses that fall within Class E. Details on request.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Julian Welch 01733 556496 Julian.welch@eddisons.com

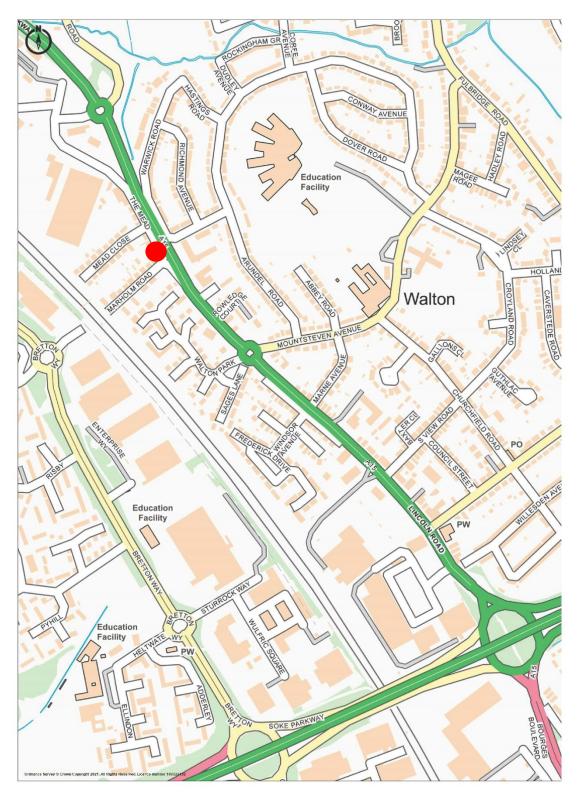




For more information, visit eddisons.com T: 01733 897722



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