

01733 897722

eddisons.com

OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR, 1110 LINCOLN ROAD, PETERBOROUGH PE4 6BP
(ROSEDALE NOT 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.

EPC

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
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Julian.welch@eddisons.com



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

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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LANDMARK INFORMATION

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