

01733 897722

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RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



WEST STREET, BOURNE, LINCOLNSHIRE PE10 9DH

Rent On application

125.59sq m (1,351sq ft)

- Good sized retail unit
- Prominent town centre location
- Suitable for a variety of uses (subject to planning)

LOCATION

The property is located on West Street in Bourne town centre. Bourne is a thriving market town located in South Lincolnshire, approximately 12 miles to the north of Peterborough and 9 miles to the east of Stamford. The town is currently experiencing a large-scale housing expansion, with the resident population expected to grow to 16,000 in the next few years. Other occupiers in the immediate vicinity include McColls, Superdrug, Boots the Chemist, Coral, Costa Coffee, Heron and M&S Simply Food.

DESCRIPTION

The property comprises a self-contained lock up shop premises arranged over ground floor only. The unit benefits from good frontage to the street with double entrance doors and provides a large open plan sales area with high ceilings, rear office, kitchen and WC facilities.

SERVICES

Mains electricity, water and drainage are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

| | | |
|------------------|-------------------|-------------------|
| Sales area | 94.63sq m | 1,010sq ft |
| Rear office | 25.59sq m | 275sq ft |
| Kitchen | 5.37sq m | 58sq ft |
| Total NIA | 125.59sq m | 1,351sq ft |

All measurements are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a Rateable Value of £16,000. Business Rates are normally charged at a rate of 49.9 pence in the Pound on the Rateable Value. Interested parties are strongly advised to confirm the rates payable figure with South Kesteven District Council.

RENT

Upon application from the sole agents.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

The property has an EPC of D (84). A copy of the EPC is available upon request.

PLANNING

The property has planning consent for uses within Class E (formerly Class A1 general retail). Other uses will be considered, subject to planning consent being obtained by the ingoing tenant at its own cost.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
incorporating Barker Storey Matthews
The Lawns, 33 Thorpe Road
Peterborough PE3 6AB

Julian Welch
julian.welch@eddisons.com
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201106

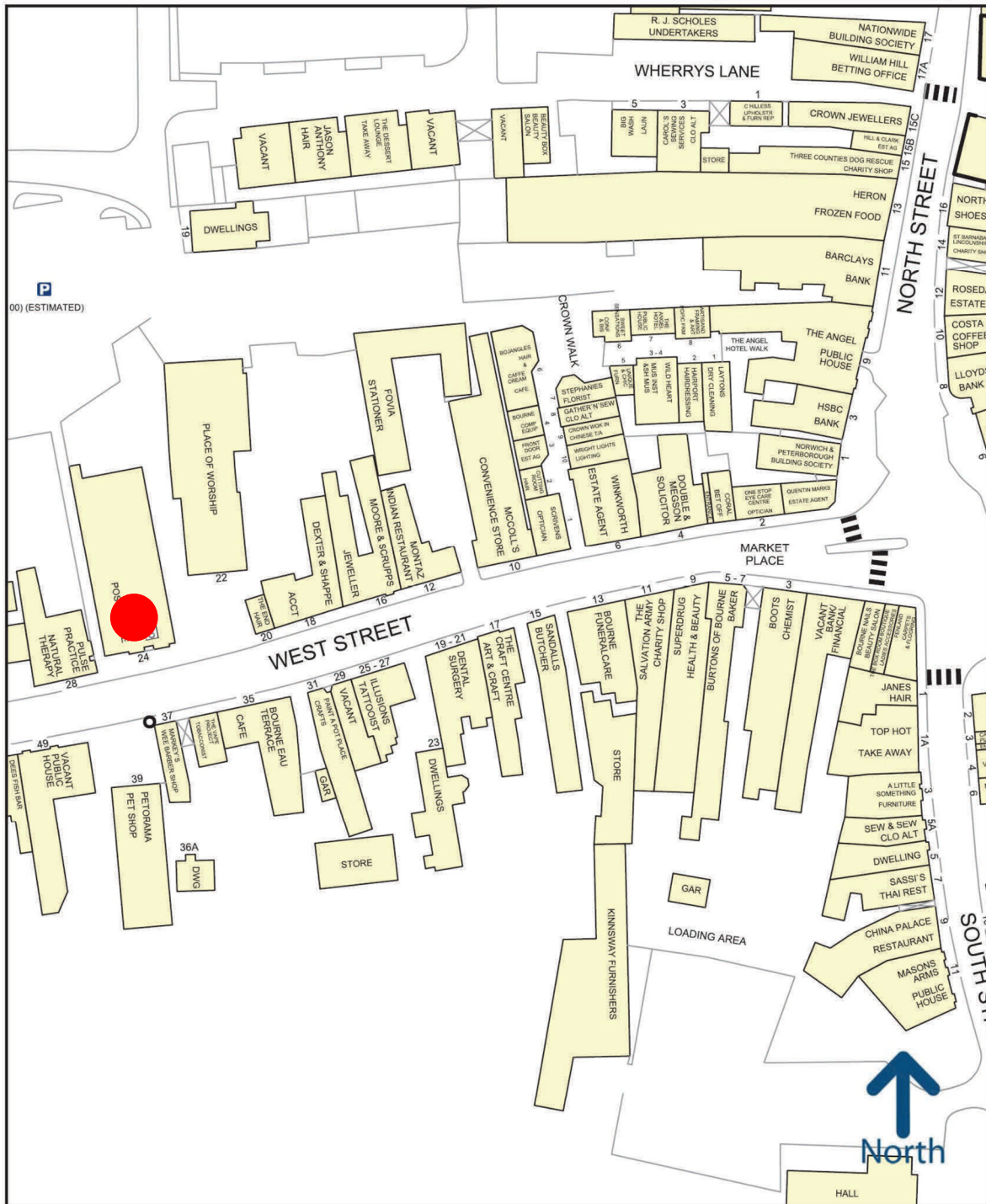
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T: 01733 897722

Important Information

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00) (ESTIMATED)

50 metres

Experian Goad Plan Created: 18/10/2018
Created By: Barker Storey Matthews



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