

01733 897722  
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**Eddisons**

Incorporating Barker Storey Matthews

**RETAIL – FOR SALE OR TO LET**



**1-3 MARKET PLACE, MARKET DEEPING, PETERBOROUGH PE6 8EA**

**£60,000 per annum / £800,000 Long Leasehold**

**639.56 sq m (6,884 sq ft)**

- Large retail unit
- Prominent position in the heart of a historic market town
- Dedicated on site parking for 18 vehicles
- Suitable for a range of uses (STP).

## LOCATION

The property is situated in a highly visible corner location at the main entry point into Market Deeping Town Centre. Other occupiers in the immediate vicinity include Domino's, The Bull Public House, Poundstretcher, The Stage Hotel and Co-Op, as well as a wide range of local and independent retailers and professional services providers.

Market Deeping is a historic market town situated on the Cambridgeshire/Lincolnshire border. In conjunction with Deeping St James the town has a resident population in the region of 15,000 people and is located approximately 9 miles to the north of Peterborough and 9 miles to the east of Stamford.

## DESCRIPTION

The property comprises a self-contained lock up shop premises arranged over ground floor only. The property has been substantially extended and provides a large open plan sales area, with storage and staff facilities to the rear. The storage area benefits from a roller shutter loading door, office, staff room and WC. The sales area has suspended ceilings with inset and ceiling mounted LED lighting, carpeting and painted plastered walls. Externally there is a dedicated car park with space for approximately 15 – 18 vehicles.

## ACCOMMODATION

Ground floor sales -	539.84 sq m	(5,811 sq ft)
Rear Storage -	99.72 sq m	(1,073 sq ft)
<b>Total</b>	<b>639.56 sq m</b>	<b>(6,884 sq ft)</b>

Note: Floor areas are approximate and stated on a GIA basis.

## RENT / PRICE

£60,000 per annum exclusive of Business Rates, VAT and other outgoings. Alternatively the long leasehold interest is available for sale at £800,000 – further details on request.

## VAT

The property is elected for VAT purposes and VAT will be payable in addition to the rent.

## BUSINESS RATES

The property has a Rateable Value of £47,250. Business Rates are normally payable at 49.9 pence in the pound on the Rateable Value however interested parties are advised to confirm the Rates Payable figure with South Kesteven District Council.

## SERVICES

Mains water, power and drainage are believed to be connected to the premises. No services have been tested and no warranties can be given or implied as to their capacities or current status.

## EPC

The property has an EPC rating within band C. A copy of the certificate is available upon request.

## PLANNING

The property has planning for retail uses within band E. Alternative uses may be considered subject to planning consent being obtained if required.

## LISTED STATUS

The property is NOT Listed.

## TIMING

The property is immediately available.

## LEASE TERMS

Available on a new FR&I lease for a term to be agreed.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
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**Julian Welch**  
**01733 556496**  
**Julian.welch@eddisons.com**

240514

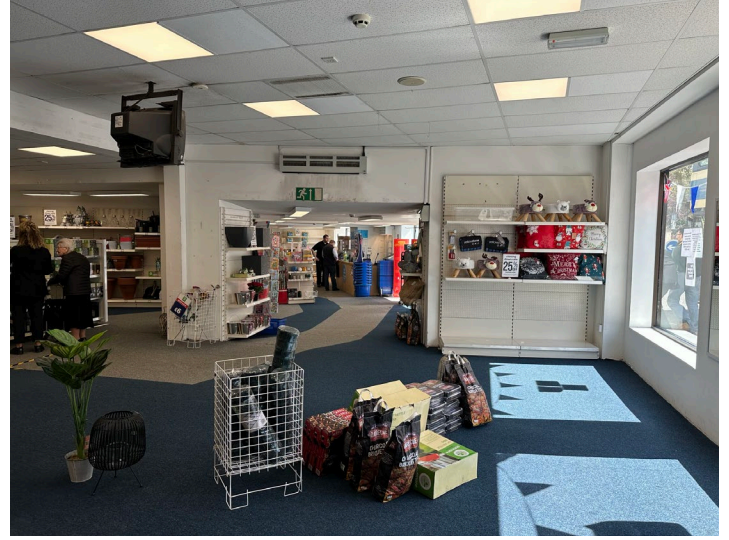
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### Important Information

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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Experian Goad Plan Created: 11/05/2023  
 Created By: Barker Storey Matthews  
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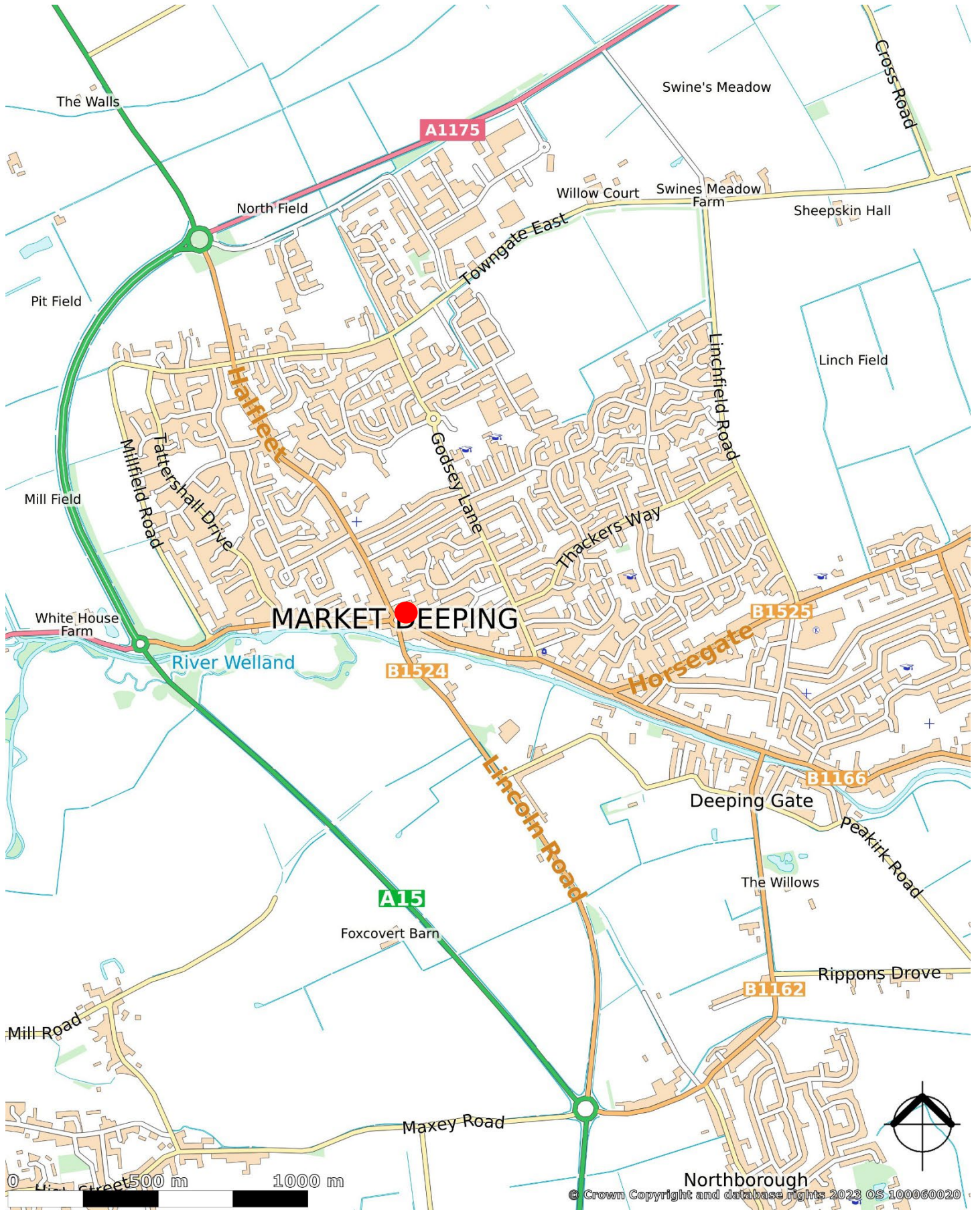
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