

Richardson

84 Oundle Road
Peterborough
PE2 9PJ

Commercial Property Specialists

FOR SALE

Guide Price £245,000



- Retail / Office Premises
- Prominent Corner Position
- Two Storey Building
- Ability to subdivide into units
- NIA = 134 Sq M (1,439 Sq Ft)
- EPC Rating 43B
- Vacant Possession
- For Sale

**Stuart House, East Wing, St John's Street
Peterborough, PE1 5DD**



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The property is located on Oundle Road, which is approximately 1 mile to the North OF Peterborough City Centre. The train station is a 5-minute drive away, from here the fastest train to London takes 45 minutes. Nearby occupiers include Nisa Local, Tesco Express and Woodston Cycles. Access to the main road network is via the Nene Parkway which is approximately 1 mile to the West along Oundle Road.

DESCRIPTION

A two storey building of solid brick construction under a pitched tile covered roof. There are large corner display windows facing onto Oundle Road with double glazing PVC windows on the first floor. On the ground floor there is a front sales room, rear store and a kitchen/w.c. On the first floor are two main rooms to the front, a long and narrow room to the side. The property is arranged to be sublet in parts if required, with pedestrian access to the rear and a shed for storage.

ACCOMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis and are approximate.

Ground floor Total NIA = 66.45 Sq M (715 Sq Ft)

First Floor Total NIA = 67.06 Sq M (724 Sq Ft)

SERVICES

We understand that mains electricity, gas, water, and drainage are connected. None of the services, heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office Website, we understand that there are two assessments for each floor:

First Floor Rateable Value: £6,500

Second Floor Rateable Value: £5,800

Prospective purchasers should make their own enquiries of Peterborough City Council as to the amount of rates payable.

TERMS

The property is available for sale freehold with vacant possession.

EPC

EPC Energy Rating = 43B valid to 2033

VAT

VAT will not be charged on the purchase.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

For further information or an appointment to view please contact the sole letting agent Andrew Leech at

RICHARDSON

e: aleech@richardsonsurveyors.co.uk direct line: 01780 758007

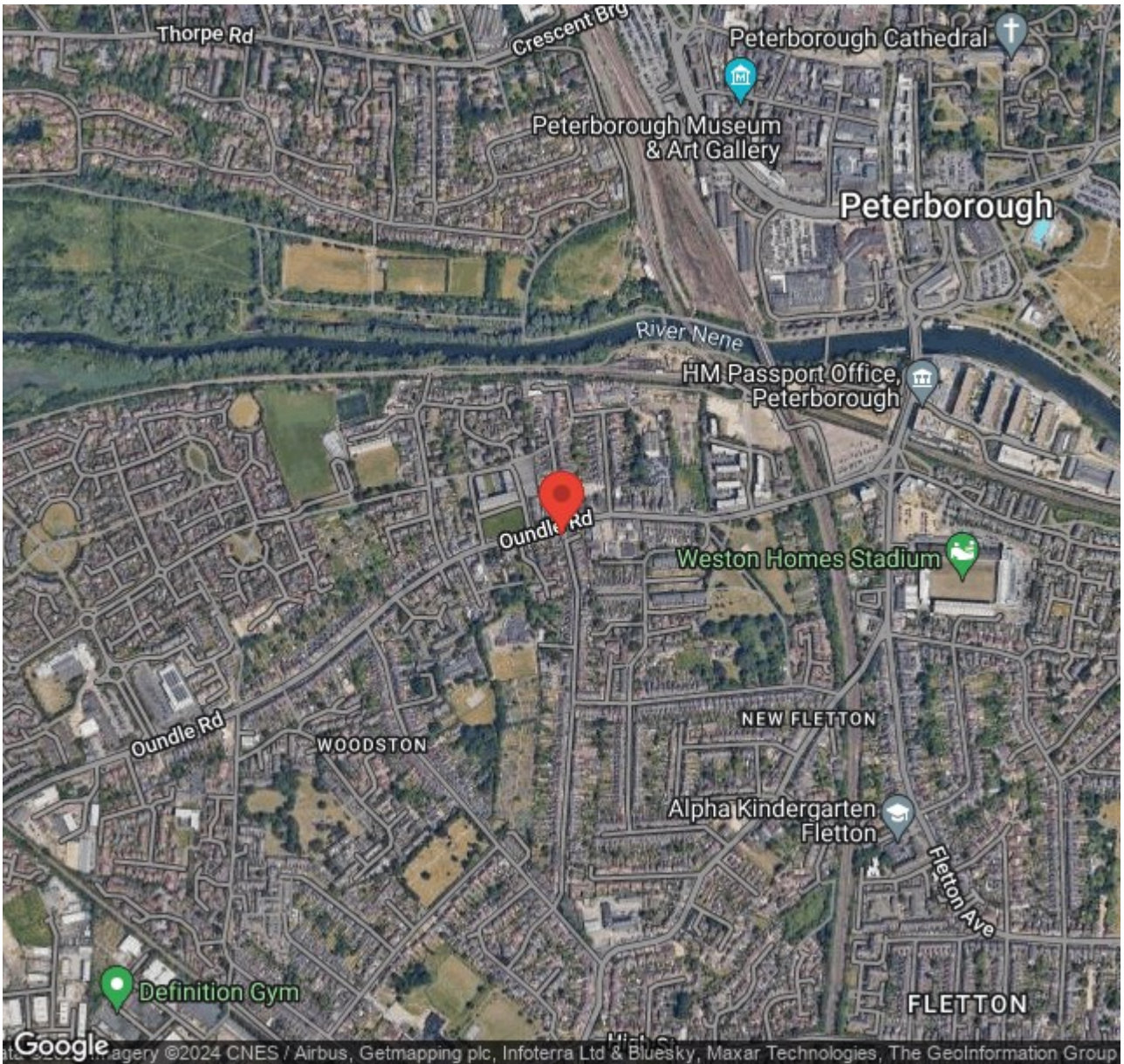
or Oliver House

e: ohouse@richardsonsurveyors.co.uk direct line: 01780 758005









IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale