

Richardson

26A Meadow Gate

Bourne, PE10 9EZ

Commercial Property Specialists

TO LET

£10,000 Per Annum



- Detached Office Building
- EPC - B
- Private space
- To Let
- GIA - 39.12sq m (420.8sq ft)
- Kitchen and W/C
- 2 Parking spaces

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

The office building is located in the centre of Bourne, a historic market town, approximately 16 miles from Peterborough and within easy reach of the A15 and associated road and rail network and road links to the A6121 directly to Stamford and leading to the A1(M) to London.

DESCRIPTION

The property comprises of a single story detached office building of brick construction underneath an insulated slanted roof with two sky lights providing plenty of natural light to the office. The office space is an open plan area with built in shelves on the back wall and space for multiple desks. There is a toilet and a separate kitchen/ mess room to the front of the building in the entrance area. The building has electric heating throughout and is also fitted with air conditioning units in the office. The unit comes with two private parking spaces.

ACCOMMODATION

GIA - 39.12 sq m (420.8sq ft) approx

SERVICES

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

BUSINESS RATES

From enquires made of the Valuation Office website, we understand that the following rating assessment applies: -

Rateable value: £3,550

Interested parties should however rely on their own enquires as to the amount of rates payable.

TERMS

The building is available on a new full repairing and insuring lease for a term to be negotiated.

EPC

39 - B

VAT

VAT will not be charged on the rent

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

VIEWING

For an appointment to view or further information please contact –

Andrew Leech

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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.
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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