

Richardson

2 and 2a Percival Street

Peterborough, PE3 6AU

Commercial Property Specialists

TO LET

£249,900



- 1 mile from Peterborough City Centre ■ FOR SALE
- Ground floor shop - 54sq m (581.04) ■ First floor Flat - 66.8sq m (719sq ft)
- Vacant lock-up shop with let self-contained flat above

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

This self-contained building benefits from its location being 1 mile from Peterborough city Centre and having quick and easy access to main roads such as the A47,A1 and the Nene and Fletton Parkway.

DESCRIPTION

The property comprises of a ground floor lock up shop with a one 1-bedroom flat above, of brick construction under a tiled and flat roof. The retail space on the ground floor has a main road frontage as the premises is situated on a prominent end of terrace corner location. To the rear there is a store, kitchen and separate W.C and there is a small courtyard at the back of the building.

The first floor flat comprises of a large double bedroom, kitchen, lounge and full bathroom.

ACCOMODATION

The property has the following approximate floor areas measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Ground floor retail 54sq m (581.04)

First floor flat 66.8sq m (719sq ft)

SERVICES

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

BUSINESS RATES

From enquiries of the Valuation Office website, we understand that the following rating assessment applies:

Shop & premises £5,700

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

TERMS

The property is For Sale freehold– price guide £249,900.

EPC

The current EPC for the ground floor retail property is a C and this is valid until March 2034, and the current EPC for the first floor residential flat is an E and is valid until 2031.

VAT

VAT will not be charged on the rent

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

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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.
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