

# Richardson

Unit 3, The Arena Roman Bank

Bourne, PE10 9LQ

Commercial Property Specialists

**TO LET**

**£11,500 Per Annum**



- Office / Business Unit
- Ground Floor Showroom
- Good On Site Parking
- G.I.A 184.82 Sq m (1,988.66 Sq ft )
- First Floor Offices
- EPC: D

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



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758007**

## **LOCATION**

The market town of Bourne has a population of approximately 9,300 and is situated on the A15 trunk road 15 miles north of Peterborough, 11 miles west of Spalding and 10 miles east of the A1 trunk road. The Arena is located at the far end of Roman Bank off Cherry Holt Road.

## **DESCRIPTION**

The property comprises a mid terrace business unit facing a central courtyard. The unit is of steel portal frame construction with brick elevations under an insulated roof. The unit comprises showroom, offices, stores, kitchenette and w.c. on the ground floor and further suite of offices at first floor level.

## **ACCOMMODATION**

The unit has an approximate gross internal floor area of:

Ground floor - 97.72sq m (1,051.46sq ft)

First floor - 87.1sq m (937.19sq ft)

Total GIA - 184.82sq m (1,988.66sq ft)

## **SERVICES**

We understand that mains electricity, water and drainage are connected. There is no gas supply to the estate. None of the services have been tested and lessees must rely on their own investigations as to their existence and condition.

## **RATES**

We understand from the Valuation Office website that the property has a rateable value of;

- £8,800

Interested parties are advised to make their own enquiries at the Council as small business rates relief could result in the amount payable being or lower.

## **TERMS**

The unit is available on a new full repairing and insuring lease on terms to be negotiated.

## **SERVICE CHARGE**

In addition to the rent, a nominal service charge will be payable to cover the maintenance of the common parts of the estate.

## **EPC**

79 - D

## **LEGAL COSTS**

Each party will be responsible for their own legal fees.

## **VIEWING**

For an appointment to view or further information please contact

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**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