

# Richardson

Commercial Property Specialists

Unit 2a (shop 3a) Oundle Marina

Oundle, PE8 5PB

**TO LET**

**£8,400 Per Annum**



- Industrial / Storage Unit
- Located At Oundle Marina
- Good On Site Parking
- To Let
- 195 Sq M (2,104 Sq Ft)
- Front Loading Door
- Energy Rating: C

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



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

**01780 758007**

## LOCATION

Oundle Marina is located approximately ¾ mile south of the historic town of Oundle. Access to the site is off Barnwell Road which links the town centre with the A605 Oundle bypass to the south. The site is approximately 15 minutes drive from both the A1 and A47.

## DESCRIPTION

The premises comprises of the ground and first floor of an open plan storage space accessed via a front loading door to the front elevation. Additionally the unit benefits from full size mezzanine floor, suspended ceilings and strip lighting.

## ACCOMMODATION

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

GIA - 195 Sq M (2,104 Sq Ft)

## SERVICES

We understand that shared mains electricity is 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 enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £7,800

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

## EPC

69 - C

## TERMS

The Unit is available on a Lease of 3 years with Landlord and Tenant mutual 3 month rolling breaks.

Rent deposit of 3 months equating to £2,100 plus VAT.

## LEGAL COSTS

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

## VIEWING

For an appointment to view or further information please contact -

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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