

Richardson

45 Lincoln Road

Peterborough, PE1 2RR

Commercial Property Specialists

TO LET

£16,000 Per Annum



- First and Second Floors
- NIA - 64.88Sq M (698.1Sq Ft)
- Prominent City Center Location
- Fully Furnished Hairdressers
- Self Contained Entrance
- To Let

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



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The property located in the city centre on Lincoln Road, a short distance from Queensgate shopping centre. The property is within proximity to Peterborough central station, in a location benefiting to high footfall. The property has parking opposite as well as being close to Waitrose and other public car parks.

DESCRIPTION

The first and second floor are offered for lease, the first floor is a fully equipped hairdressing salon with up to 6 work stations available, a wash basin, sink and prep area, front desk, flat roof/ private outside space, a W.C and waiting area. The second floor is newly refurbished with a waiting area, one large treatment room with basin and changing room and one smaller treatment room also with its own basin. This space has been used previously for beauty therapy services and would suit continuation of this, or use for another branch within the beauty or therapy realm as the tenant will additionally benefit from the salon's established clientele.

Alternatively the two floors could be removed of furniture and converted for use as office space. There is currently a shared entrance with the ground floor hairdressers, however there is an opportunity for a separate entrance to be erected if desired.

ACCOMODATION

First Floor 44.16sq m (475.16sq ft)

Second Floor 20.72sq m (222.94sq ft)

Total NIA: 64.88sq m (698.1sq ft)

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

SERVICES

We understand that mains water, gas, 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

To Be Confirmed

ENERGY PERFORMANCE CERTIFICATE

EPC to be confirmed.

TERMS

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

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 -

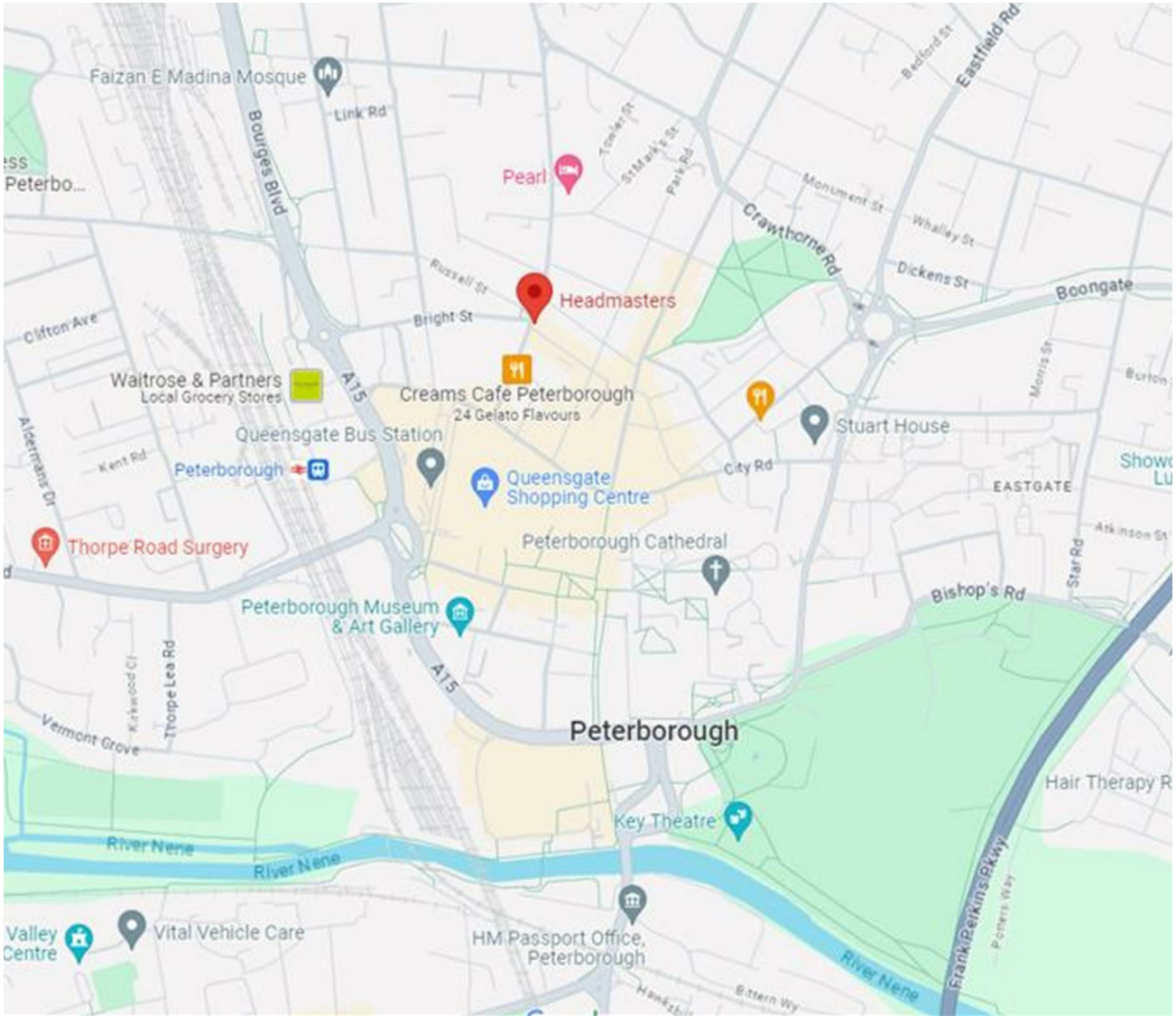
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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale