

Richardson

15 Warwick Road
Welton
Peterborough, PE4 6DE

Commercial Property Specialists

TO LET

£6,000 Per Annum



- NIA 50.29sq m (541.2sq ft)
- End of Terrace
- Kitchenette & W.C
- Hairdressers/ Barbers
- Close to City Centre
- To Let

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

15 Warwick Road, Walton is located approximately 3 miles North of Peterborough City Centre. The Cathedral City of Peterborough is located approximately 84 miles North of London and 38 miles North West of Cambridge. Peterborough is on the main East Coast railway line providing regular train services to London Kings Cross taking approximately 50 minutes.

DESCRIPTION

The property comprises an end of terrace ground floor retail unit within a purpose built neighbourhood shopping centre. The property is currently occupied and trading as a ladies hairdresser. Other traders in the block include Chilli Sizzler hot food takeaway, Walton Convenience Store and Happy Valley Chinese takeaway.

The accommodation comprises front sales/salon area fitted out with tile covered floor, suspended ceiling, work stations, wash basin, seating and till area. At the rear there is a separate kitchen / store room and W.C. There is an emergency exit and bin store at the rear of the premises with access via a service road.

ACCOMODATION

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

Total NIA- 50.29 Sq m (541.2sq ft) approx.

SERVICES

We understand the property is connected to mains water, electricity and drainage. No enquiries have been made of the relevant supply companies to confirm or otherwise the existence of these services.

TERMS

The property is available on a new internal repairing and insuring lease for a term to be negotiated. A service charge is levied on the property. Further details upon request.

BUSINESS RATES

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

Rateable value: £5,000

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

EPC

115 - E

VAT

VAT will not be charged on the rent.

LEGAL COSTS

The incoming tenant will be expected to pay the legal costs of the landlord which are as follows:

Legal costs: application fee : £100 non refundable

New lease grant £1750 +VAT

Rent deposit deed : £950 + VAT

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.
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