

FOR SALE Asking Price £155,000 Plus VAT

13 North Street, Crowland, Peterborough, PE6 0EP



- Office / Retail Premises
- NIA- 58.73 Sq m (632 Sq ft)
- Producing £12,500 plus VAT pa
- EPC: C
- Investment Property
- Town Centre
- NIY 8.06%
- Street Parking To Front

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

This property is situated along North Street in the town centre of Crowland. Crowland is a growing town that dates back to the 7th Century and benefits from a recently completed bypass. Crowland is located approximately 10 miles north east of Peterborough, 8 miles east of Market Deeping, 10 miles south of Spalding and benefits from good transport links with the A47 and A16 close by.

DESCRIPTION

This ground floor unit comprises a main retail area, separate office and W.C and kitchenette to the rear. The property benefits from a prominent shop frontage, tiled floor and street parking to the front.

TENANCY INFORMATION

13 North Street is let to City & County UK Limited on a 10 year internal repairing and insurance lease commencing on the 1st May 2021 at a current rent of £12,500 plus VAT per annum. There is a rent review on the 30th April 2024 and tenant break option on the 30 April 2026. Please contact the agent for more information.

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

NIA- 58.73 Sq m (632 Sq ft)

SERVICES

We understand that mains electric, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £9,200

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is FOR SALE on a long leasehold of 999 years subject to the current tenancy in place at an asking price of £155,000 plus VAT. The freehold title for 11-13 North Street will be offered with the 13 North Street title for a small additional consideration of £1,500 + VAT.

EPC

Energy rating: C

VAT

We understand that the property is elected for VAT. However, the sale can be treated as a TOGC and therefore VAT would not be payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308



IMPORTANT NOTICE – Commercial List 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 by the vendor or lessor 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 Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.