



# Stephen Knipe & Co

Chartered Surveyors  
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## OFFICES TO LET



**17a West Street  
BOURNE  
Lincolnshire  
PE10 9NB**

- Self contained first floor offices
- Town centre location
- Recently refurbished

**New lease available @ £4,500 per annum exclusive**

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATIONS 2003.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## **Location**

The premises are situated in a prominent town centre location close to the Market Place.

## **Description**

A self contained suite of offices with gas central heating, fluorescent lighting and new carpeting. The premises have also been redecorated.

## **Accommodation**

### **Ground floor**

Entrance lobby - accessible via archway from West Street. Stairs to:

### **First floor**

Landing	-	W.C. and hand basin.
Office 1	-	18' 6" (max) x 13' 9" (5.64m x 4.19m)
Office 2	-	14' 6" (max) x 13' 9" (4.42m x 4.19m)
Office 3	-	12' 7" (max) x 8' 3" (3.83m x 2.52m)
Cupboard	-	7' x 3' 9" (2.14m x 1.13m) with restricted ceiling height
Kitchen area	-	6' 10" x 4' (2.08m x 1.22m) with single drainer stainless steel sink unit

## **Services**

Mains water, gas, electricity and drainage are connected. Gas and electricity are separately metered. Water is not and so the rent is inclusive of water consumption.

## **EPC**

A copy of the Energy Performance Certificate for the premises is available for inspection at the Letting Agents office.

## **Rateable Value**

Rateable value (apportioned) - £4,519.

## **Terms**

A new lease is available for a term to be negotiated under which the tenant will be responsible for internal decorations, fixtures and fittings..

## **Legal Costs**

Each party to bear their own costs.

## **Viewing Arrangements**

Via the Letting Agents, Stephen Knipe & Co. Tel: 01778 421900.