



Stephen Knipe & Co

Chartered Surveyors
Valuers, Auctioneers, Land and Letting Agents
1a Abbey Road, Bourne, Lincolnshire, PE10 9EE
Telephone (01778) 421900 Fax (01778) 425645
www.stephenknipe.co.uk



35c North St
BOURNE
South Lincolnshire
PE10 9AE



SHOP UNIT TO LET

- Town Centre location
- 38m² of retail area (409 sq ft)
- Single car parking space at rear

**Assignment of existing lease until 31st October 2011 is available
@ £6,000 per annum exclusive plus VAT until 31st January 2010
@ £7,000 per annum exclusive plus VAT thereafter**

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 approx 150m from the centre of Bourne on one of the main shopping streets of the town. Bourne is an expanding market town 15 miles north of Peterborough with existing planning consents for approx 1,500 more new homes. The current population is circa 12,000.

Description

A self contained shop unit with the following:

Glazed entrance door and internal window

Zone A — 5.5m deep x 3m wide and step up to

Zone B — 7.47m deep x 3.96m wide

W.C.

Utility — with sink and plumbing for washing machine

Rear Entrance door leading to:

Shared car park — with one parking space.

Services

Mains water, electricity and drainage are connected.

Rateable Value: £5,300

Terms

An assignment of the existing lease (which runs until 31st October 2011) is available under which the Landlord is responsible for structural repairs and the Tenant for all others. The Tenant is also responsible for reimbursing the Landlord a fair proportion of the insurance premium payable for the whole building. The current figure for reimbursement is £250 approx. The rent is £6,000 per annum plus VAT, until 31st January 2010 and £7,000 plus VAT thereafter, payable quarterly in advance.

Restriction Covenant

There will be a clause included prohibiting the use of the premises as a hairdressing salon.

Legal Costs

Each party to bear their own costs.

Viewing

Via the Letting Agents, Stephen Knipe & Co.