



Stephen Knipe & Co

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SHOP TO LET

9 Abbey Road
Bourne
South Lincolnshire PE10 9AE



NOW LET



NEW LEASE AVAILABLE
at a rent of **£4,000 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 shop is located close to the centre of Bourne approximately 100 yards from the town centre.

Bourne is a popular and expanding Lincolnshire market town with a current population of approximately 12,000 and plans for significant residential expansion (approx 5,000 people) over the next ten years or so. It is approximately 16 miles south of Peterborough, 10 miles west of Spalding and 10 miles north east of Stamford.

Description

A ground floor shop unit with approximately 315ft² (29.26m) of space available, a frontage to Abbey Road of 13 ft (3.9m) and an overall depth of 28' 6" (8.5m).

In addition there are two separate WCs and part of a rear yard, all of which are accessed via a separate enclosed passageway at the side of the shop unit through which the owner/occupiers of the adjoining property (11 Abbey Road) have a right of way.

Lease Terms

A new lease is available for a term to be negotiated at a rent of £4,000 per annum exclusively payable quarterly in advance. The landlord will be responsible for the repairs to the main walls and roof and the tenant for all other repairs and replacements including the plate glass window. The tenant will also be responsible for reimbursing the landlord's buildings insurance premium in respect of the premises.

Rates

Rateable value £4,700

Services

We understand that mains electricity, water and drainage are connected.

Viewing

By appointment with Stephen Knipe & Co, 1a Abbey Road, Bourne, Lincolnshire.