



# 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



On instructions from Lloyds TSB

## OFFICES TO LET



**Bank Chambers  
8 North Street  
BOURNE  
Lincolnshire  
PE10 9ED**

- Self contained first and second floor offices
- Town centre location
- Recently refurbished
- Car parking space

**New lease available @ £7500 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 adjacent the Market Place and close to the Burghley Centre. Bourne is an expanding Market Town 15 miles north of Peterborough with planning consents for approximately 2000 new homes.

### **Description**

A self contained suite of offices with gas central heating, fluorescent lighting, new carpeting and car parking space to the rear.

### **Accommodation**

#### **Ground floor**

Entrance lobby - accessible via passage way from North Street.

#### **First floor**

Landing 1 - with W.C.

#### **Landing 2**

Kitchen - 3.73m (av.) x 3.83m (av.).

Room 1 - 4.8m (av.) x 2.42m (av.).

#### **Second floor**

Room 2 - 3.85m x 3.8m.

Room 3 - 5.63m (av.) x 4.9m (av.) plus 3.18m x 1.9m. Irregular shaped room (32m<sup>2</sup> approx. in area).

Store 4 - 2.40m x 2.23m (restricted height).

Room 5 - 5.35m x 4.10m (restricted height in part).

Total area - 98m<sup>2</sup> (approx.)

### **Outside**

Car parking space in shared yard at the rear.

### **Services**

Mains water, gas, electricity and drainage are connected.

### **Rates**

Description - Offices and premises.

Rateable value - £4800.

### **Terms**

A new lease until June 2011 is available under which the tenant will be responsible for internal decorations, fixtures and fittings.

### **Legal Costs**

Each party to bear their own costs.

### **Viewing**

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