



Stephen Knipe & Co

Chartered Surveyors
Valuers, Auctioneers, Land and Letting Agents



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SHOP TO LET

Market Place
Bourne
South Lincolnshire
PE10 9LY

NEW LEASE AVAILABLE

At a rent of £4750 per annum exclusive

Location

The shop is located right in the centre of Bourne at the beginning of West Street. It is between The Shoe Doctor and Eckfords (Estate Agents).

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

Description of shop

A ground floor shop unit comprising the following:

Main shop: Frontage - 3.10 m (10ft 2")
Overall depth - 8.84m (29ft)
Area - 25.73m² (277ft²) or thereabouts

Small office: 6.59m² (71ft²)

Outside store: 4.46m² (48ft²)

Outside WC

Lease terms

A new lease is available for a term to be negotiated at a rent of £4,750 per annum exclusive 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 appropriate proportion of the landlord's buildings insurance premium relating to the premises.

Rates - Rateable value - £5208

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

Viewing—by appointment with Stephen Knipe & Co, 1a Abbey Road, Bourne, Lincs.

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.