

Stephen Knipe & Co

TO LET

NOW LET



RETAIL/OFFICE PREMISES

17c Abbey Road
BOURNE
South Lincolnshire
PE10 9EF

Lease assignment (or subletting) available

- Rent £5000 per annum
- Detached ground floor premises
- Town centre location
- Car parking available

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Land Agents, Valuers & Surveyors

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Bourne is an expanding market town some 15 miles north of Peterborough.

The premises are located close to Bourne town centre behind Santos Print in Abbey Road.

Description

A small detached red brick building most recently used as a ladies hairdressers Previous uses have been as offices and an artisan bakery. There is ample public car parking available close by and one car space at the front of the building included.

Accommodation

Main area	-	4.45m x 3.8m (14' 7" x 12' 6") plus 1.8m x 1.5m (15' 11 x 4' 11") with entrance door.
Kitchen area	-	1.73m x 1.4m (5' 8" x 4' 7") with sink, electric water heater and separate WC.
Room 2	-	4.5m x 2.85m (14' 9" x 9' 4")

Services

Mains water, electricity and drainage are connected. Gas is available but not currently connected

Rates

The property currently benefits from 100% relief under the Small Business Rate Relief scheme.

Terms

An assignment (without premium) of the current lease (5 years with effect from 1 October 2019 with a three year tenant only break clause) or a sub-letting is available at a rent of £5000 per annum, payable quarterly in advance. Under the lease the landlord is responsible for structural repairs and buildings insurance. The premises will be available at the beginning of July 2021.

Legal Costs

Each party to bear their own legal costs.

Viewing

By appointment with the sole letting agents.