

Stephen Knipe & Co

FOR SALE

7a Abbey Road, Bourne, Lincs. PE10 9EF



**Retail premises with potential for
redevelopment/change of use/conversion
(subject to planning)**

Guide price - £110,000

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Land Agents, Valuers & Surveyors

Tel: 01778 421900

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Location

The property is situated very close to the centre of Bourne, a popular market town located approximately 16 miles north of Peterborough, 10 miles north east of Stamford and 16 miles south east of Grantham.

Description

The property is arranged over two floors and is constructed of brick (part rendered) under a part slate and part asbestos roof.

Accommodation

Ground Floor

Entrance foyer from Abbey Road into		
Main shop	-	24' 3" (max) x 18'
Internal storage area	-	8' x 7' (av) with store cupboard off and door to stairs
Rear workshop	-	11' (av) x 8' 6" with small storage area at rear

First Floor:

Stairs and landing to:		
WC and airing cupboard,		
Bathroom		
Room 1	-	12' x 8' 10"
Kitchen	-	10' 4" x 6' 6" with small range of basic units
Room 2	-	17' 9" x 10' 4"

Outside:

At the rear is an L shaped area of open yard accessible via a passageway to the side of the ground floor shop and underneath the first-floor accommodation.

Services

Mains water, electricity and drainage are connected.

Rateable Value

The current (2017) Rateable Value of the premises is £9,300. No rates are currently payable due to small business rate relief.

Occupation

The property has been occupied for many years by a family owned business, providing shoe repairs, sales and key cutting services.

Viewing

Strictly by appointment with the selling agents.

EPC

The property has been assessed as Energy Performance Asset Rating F. A copy of the EPC is available upon request.