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BOURNE: 01778 420406 www.longstaff.com



Former Kinnsway Furnishers, South Street, Bourne. PE10 9LY

Asking Rent: £29,500 per annum

Former retail and storage outlet extending to approximately 764m²
(8,225 sq.ft.). Suitable for a variety uses, subject to planning.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is located at the west end of South Street car park which is located approximately 100m south of the centre of Bourne. The access is directly through South Street car park leading to the property at the far end. Bourne has the benefit of road links via the A15 heading north (Sleaford) and south (Peterborough). Spalding can be accessed to the east along the A151 and Stamford and Colsterworth (the A1) can be accessed to the west along the A151 and along the A6121.

DESCRIPTION

The property has previously been used for furniture retailing and for furniture storage for many decades although it has potential for a wide variety of alternative uses (subject to planning). The property consists of a number of separate buildings which are all attached to one another, in total these extend to approximately 764m² (8,225 sq.ft.). The landlord may consider letting part of the property subject to exact details being agreed. Further information is available from the Letting Agent.

LEASE TERMS

The property is available to rent on a new lease under The Landlord and Tenant Act 1954, subject to the following terms:-

- The lease will be on an internal repairing (I.R) basis.
- The lease will be for a minimum term of 6 years although the landlord may be prepared to include break clauses at the end of years 2 and 4.
- The rent will be reviewed at the end of years 2 and 4 – upwards only to open market rental value.
- The lease will be Contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954, sub-sections 24-28.
- The rent will be payable quarterly in advance.
- The tenant will be required to pay a deposit of £2,500.
- The tenant will not be permitted to assign or sub-let the premises without the landlord's prior consent.

INSURANCE

The landlord will be responsible for the buildings insurance premium in respect of the property. The tenant will be responsible for insuring their use, their contents and for maintaining a Public Liability policy up to £5,000,000. The tenant will also be responsible for insuring plate glass.

BUSINESS RATES

The tenant will be responsible for paying the Business Rates. Interested parties are advised to contact South Kesteven District Council to confirm the Rateable Value.

LEGAL COSTS

Each party will be responsible for their own legal costs.

OUTGOINGS

The tenant will be responsible for all services/utilities and outgoing including telephone and broadband etc.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C

VIEWINGS

Viewings are strictly by appointment only with R Longstaff & Co LLP – 01778 420406.

SERVICES

The property has the benefit of mains water, foul drainage and electric.

TENURE

Leasehold

LOCAL AUTHORITIES

District & Planning: South Kesteven District Council CALL: 01476 406080

Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow. CM20 9HA. 08457 919155

County & Highways: Lincolnshire County Council, County Offices, Newland. LN1 1YL. 01522 552222

Electricity: Western Power Distribution - Customer Application Team, Tollend Road, Tipton. DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk. 0121 623 9007

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: B0359

ADDRESS

R. Longstaff & Co LLP, 73B Abbey Road, Bourne, Lincolnshire. PE10 9EN

CONTACT

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