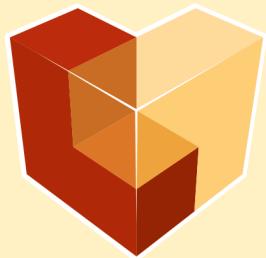


EST 1770



Longstaff[®]

BOURNE COMMERCIAL: 01778 420 406 www.longstaff.com



73B Abbey Road, Bourne, Lincolnshire. PE10 9EN

Asking Rent of £9,000 per annum.

Detached Commercial Premises with Adjacent Private Car Parking.
Previously Used as an Office, but Suitable for Alternative Uses (Subject to Planning).
Total Net Internal Area (NIA) - 47.38 sq. m. (510 sq. ft.).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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LOCATION

73b Abbey Road is located in close proximity to the town centre of Bourne. From the town centre of Bourne, turn East onto Abbey Road and, after approximately 500 meters, the property is located on the left. The property is located on the corner of Abbey Road and Nowells Lane.

DESCRIPTION

The property boasts a welcoming shop frontage, featuring large display windows and an entrance door opening directly onto the junction of Abbey Road and Nowells Lane. This prominent location offers great exposure to passersby, and an attractive and highly visible space to showcase any business (subject to planning). The property also benefits from a private, gravelled car park to the rear with space for approximately four cars.

ACCOMMODATION

A schedule of the accommodation is listed below. Please note all measurements are approximate:

Main Office - 35.21 sq. m. (379 sq. ft.) – Including space for five workstations.

Rear Office - 12.17 sq. m. (131 sq. ft.) – Including space for one workstation, with a rear window overlooking the adjacent car park.

Kitchenette / Rear Entrance - 2.32 sq. m. (25 sq. ft.) – Including a part-glazed door, leading onto the adjacent car park.

W/C - 2.69 sq. m. (29 sq. ft.) – Including a W/C, wash hand basin and a frosted window overlooking the adjacent car park.

Total Net Internal Area (NIA) – 47.38 sq. m. (510 sq. ft.)

LEASE

The lease will be on a full repairing and insuring basis.

BUSINESS RATES

The Rateable Value of the unit is £5,800.

Interested parties are advised to contact South Kesteven District Council to confirm the exact amount of rates payable.

SERVICES

We understand the property has the benefit of mains water, foul drainage and electric. Interested parties are advised to check services with the relevant statutory authority prior to making an application.

LEGAL COSTS

Each party are responsible for their own legal costs.

VIEWINGS

Viewings are strictly by appointment only with R. Longstaff & Co LLP – Bourne on 01778 420 406.

INSURANCE

The tenant is to reimburse to the landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy for up to £5,000,000.

OUTGOINGS

The tenant will be responsible for all services/utilities and outgoings including telephone and broadband in connection with the property. The tenant will also be responsible for the payment of all Business Rates.





TENURE

Leasehold.

LOCAL AUTHORITIES

South Kesteven District Council (SKDC).

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: 16939

ADDRESS

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