

Richardson

Unit 8 The Arena Roman Bank
Bourne PE10 9LA

£12,000 plus VAT pa



- Industrial/Warehouse Unit
- Good Loading
- Parking To Front
- New Lease Available
- 413 Sq M (4,443 Sq Ft)
- Full Height Loading Door
- Competitive Terms
- Epc: D



Sheep Market House, 3-4 Sheepmarket
Stamford, PE9 2RB

rightmove 

www.richardsonsurveyors.co.uk

01780 762433

LOCATION

Bourne is a popular market town situated approximately 12 miles north of Peterborough and 9 miles east of Stamford. The premises are located within the established Cherry Holt industrial area on the south side of the town.

DESCRIPTION

The property comprises an industrial warehouse unit on a small private estate. The unit is of steel portal frame construction with brick elevations under an insulated, corrugated metal clad roof. Vehicular access to the workshop is via a roller shutter loading door.

ACCOMMODATION

The unit has the following approximate gross internal floor area:-

Production/warehouse: 413 Sq M (4,443 Sq Ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and con

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Warehouse and premises: £19,500

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS

The unit is available on a new full repairing and insuring lease on competitive terms to be negotiated.

EPC

Energy Rating: D

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be charged on the rent.

VIEWING

For further information or an appointment to view please contact

Andrew Leech at RICHARDSON t: 01780 762433 direct line: 01780 758007 e: aleech@richardsonsurveyors.co.uk
Alternatively

Callum Dickinson t: 01780 758005 e: cdickinson@richardsonsu

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.