

Richardson

27a London Road

Peterborough, PE2 8AN

Commercial Property Specialists

TO LET

£15,000 Per Annum



- Retail lock-up shop
- Close to City Centre
- Net Area of 40.67 sq m (438 sq ft)
- On site parking
- Currently hairdresser / barbers
- New lease

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



01780 758007

www.richardsonsurveyors.co.uk

LOCATION

The premises comprises the long established St Sebastian hairdressing salon located on the ground floor of a prominent building on London Road immediately in front of Peterborough Football Ground.

DESCRIPTION

This self-contained ground floor lock-up shop includes entrance door off London Road to the retail area, kitchenette, w.c and store at the rear. Outside there is customer parking at the front of the building and staff parking behind the building.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis. All areas are approximate.

Ground floor

Retail to include kitchenette 40.67 sq m 438 sq ft

Rear store 5.32 sq m 57 sq ft

SERVICES

We understand that mains water, electricity and drainage are connected to the premises. None of these services, or any other plant and equipment has been tested by Richardson and prospective occupiers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

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

Offices & premises £5,500

Prospective lessees should make their own enquiries of Peterborough City Council as to the amount of rates payable. Small business rates relief should apply.

TERMS

The shop is available on a new full repairing and insuring lease for a term to be negotiated at a rent of £15,000 per annum exclusive.

EPC

The property has an Energy Performance Certificate (EPC) of 50B valid to December 2035.

LEGAL COSTS

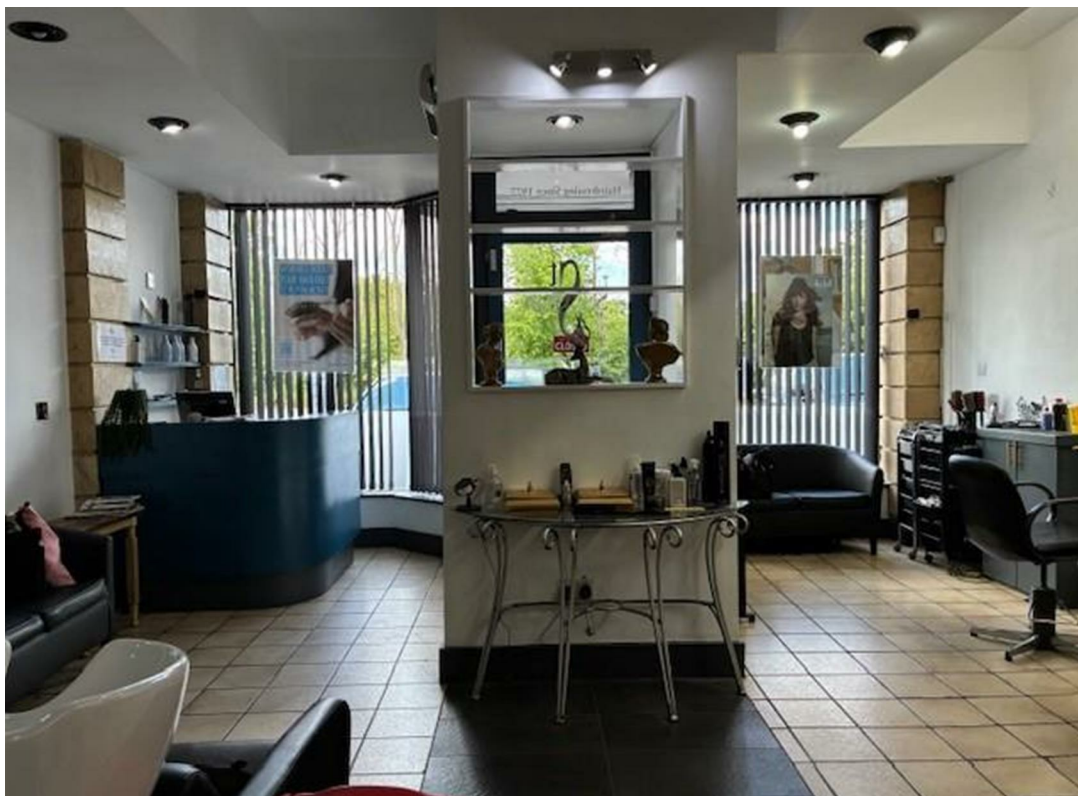
Each party to bear their own legal costs incurred in the transaction.

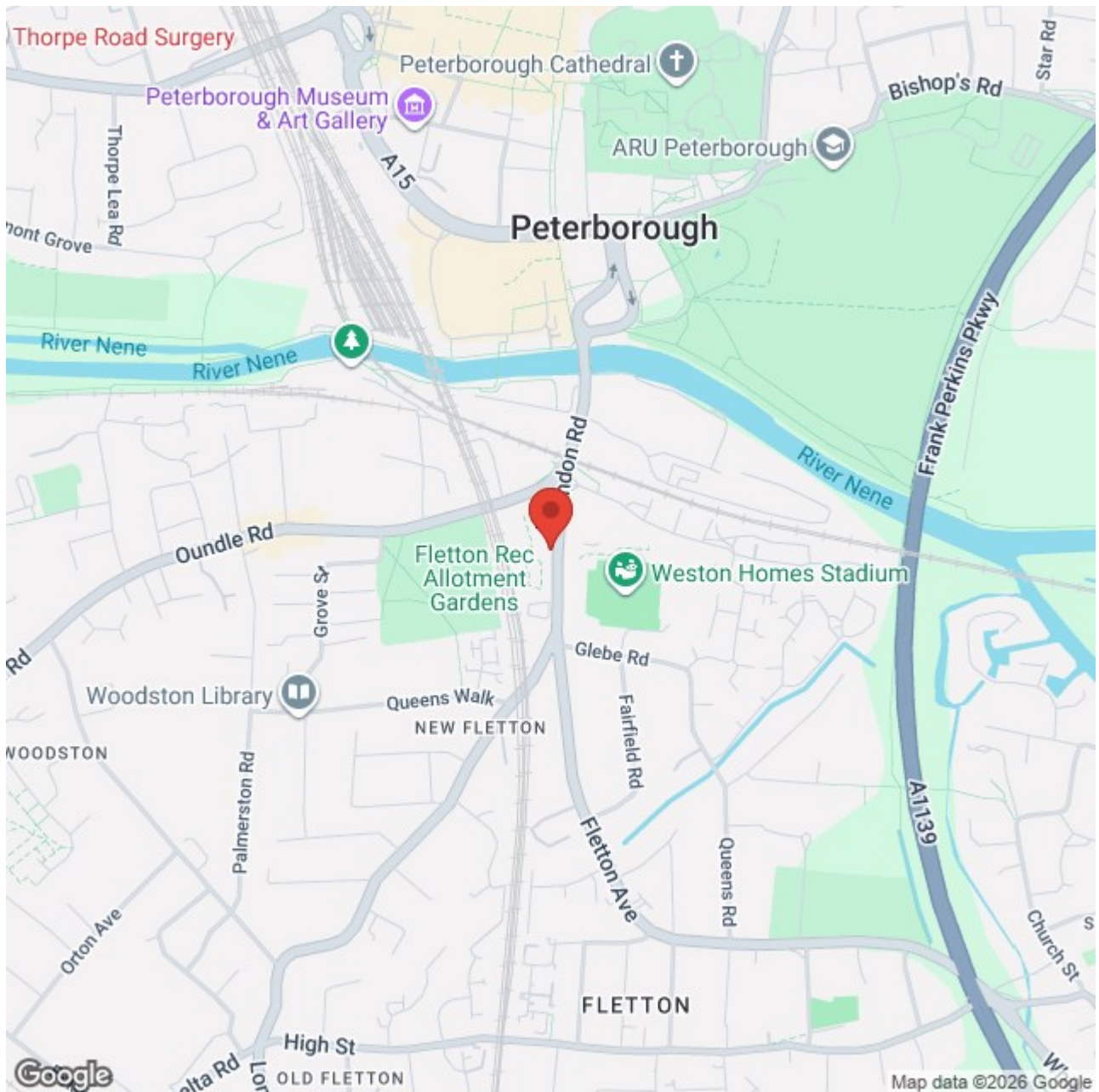
ANTI MONEY LAUNDERING

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

VIEWING

For an appointment to view or further information please contact –
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk
Andrew Leech t. 01780 758007 e. aleech@richardsonsurveyors.co.uk





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