Richardson

Commercial Property Specialists

1110 Lincoln Road

Peterborough, PE4 6BP

TO LET

£1,250 (From) PCM



- Retail/ Office Premises
- Open Plan and Cellular Offices
- Prominent Frontage
- Separate Alarm Systems
- NIA - 174.8 sq m (1,880 sq ft)
- On Site Parking
- TO LET/ FOR SALE
- Floors Available Separately

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

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION

The property comprises a well-located two-storey retail / office building which occupies a prominent roadside position on Lincoln Road, one of the main routes serving the northern side of Peterborough. Set within a well-established mixed residential and commercial environment, the property benefits from high visibility to passing traffic and proximity to regular public transport links. The premises has very good access being situated approximately 0.4 miles South of the Soke parkway (A47) and running parallel to Bourges Boulevard.

DESCRIPTION

The property is a modern, two-storey building with separate access to both the ground and first floor and generous onsite parking. The ground floor of the building is an open plan office / retail area plus additional partitioned offices, kitchen, stores and male and female w.c's. The first floor comprises a self contained suite of offices with several partitioned rooms and converted attic space, all finished to a very high standard throughout. The ground floor and first floor could be combined to be used by a single occupier via the ground floor connecting door.

RENT

The property is available as below;

Ground Floor - £24,000 per annum exclusive
First Floor - £15,000 per annum exclusive

Whole Building - £36,000 per annum exclusive

ACCOMMODATION

The property has the following approximate floor areas measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Ground Floor 124.9 sq m (1,344 sq ft)
First Floor 89 sq m (958 sq ft)
Attic Space 33.3 sq m (358 sq ft)

Total approximate Net Internal Floor area 247.2 sq m (2,661 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 made of the Valuation Office website, we understand that the following rating assessment applies:-

The property holds multiple different rateable values. Interested parties should however rely on their own enquiries.

EPC

Ground floor – 37B – this is valid until 1st October 2034
First floor – 43B – this is valid until 1st October 2034

VAT

We understand that VAT will not be charged on the rent or the sale price.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

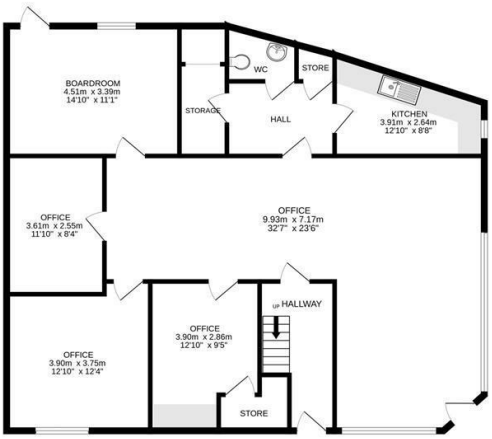
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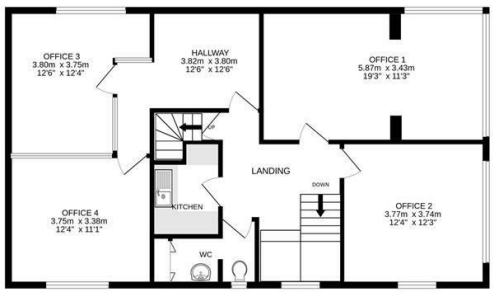


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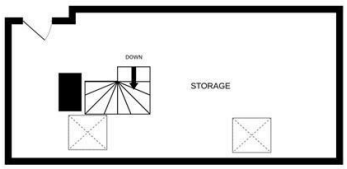
GROUND FLOOR
124.9 sq.m. (1344 sq.ft.) approx.



1ST FLOOR
89.0 sq.m. (958 sq.ft.) approx.



2ND FLOOR
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 247.2 sq.m. (2661 sq.ft.) approx.

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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