



BOURNE

13 WEST STREET
PE10 9NB

LOCATION

West Street and North Street are the main shopping streets and vehicular thoroughfares serving Bourne.

Bourne is a thriving and prosperous market town with a population of 15,000. Nearby retailers include Martin McColl, Superdrug, Boots.

ACCOMMODATION

Ground floor lock up shop with double fronted display and side ally providing rear access. Ground Floor Retail Sales Area 1300 sqft (NIA). There are further ancillary areas on the ground floor of 365 sqft and additional storage on the first and second floors totalling 750 sqft. There are two WC's on the ground floor.

First floor flat with separate access provides two bedrooms a bathroom, a kitchen/diner and a living room.

TENURE

Premises are available on assignment or subletting of an existing full repairing lease that expires May 2014. The property will be put into full repair prior to commencement of the lease.

TO LET

LOCK UP SHOP

WITH FLAT IF REQUIRED

RENT

£20,000 p.a. (shop only)
£23,000 p.a. (shop and flat)

RATES

Rateable Value: £16,750
Rates Payable: £8,123.75
Council Tax: Band A
(through verbal enquiries to South Kesteven Council)

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

Energy Performance Certificate (EPC)
Available on request.

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