



## **BOURNE**

16 NORTH STREET  
PE10 9AB

### **LOCATION**

North Street and West 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.

### **ACCOMMODATION**

Lock up shop with double fronted display and side road providing rear access to 2 parking spaces.

Retail Sales Area 513 sq ft.

Rear Offices 105 sq ft. Storage 75 sq ft

First Floor Office/Staffroom 220 sq ft.

### **TENURE**

Premises are available on a new 10 year lease. On effective FRI terms.

## **TO LET LOCK UP SHOP**

### **RENT**

£14,000 p.a.

### **RATES**

Rateable Value: £12,000

Rates Payable: £4,968 (2010/2011)

(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.

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