

Richardson

45 Lincoln Road

Peterborough, PE1 2RR

Commercial Property Specialists

FOR SALE

Price Guide £435,000



- Three Storey Building
- Prominent City Center Location
- Self Contained Entrance
- NIA - 123.7sq m (1,331sq ft)
- In Use as Hairdressers
- For Sale

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



www.richardsonstateagents.co.uk

01780 762433

LOCATION

The property located in the city centre on Lincoln Road, a short distance from Queensgate shopping centre. The property is within proximity to Peterborough central station, in a location benefiting from high footfall. The property has public parking opposite as well as being close to Waitrose and other public car parks.

DESCRIPTION

The property is a three story mid- terraced building, currently in use as a hairdressers and beauty therapists. The ground floor comprises of an open plan retail area with reception counter and workstations. The first floor is a fully equipped hairdressing salon with up to 6 work stations, a wash basin, sink and prep area, front desk, flat roof/ private outside space, a W.C and waiting area. The second floor is newly refurbished with a waiting area, one large treatment room with basin and changing room and one smaller treatment room also with its own basin.

ACCOMODATION

Ground Floor 58.89sq m (633.6sq ft)

First Floor 44.16sq m (475.16sq ft)

Second Floor 20.72sq m (222.94sq ft)

Total NIA: 123.7sq m (1,331sq ft)

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.

SERVICES

We understand that mains water, gas, 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:-

Warehouse & Premises. Rateable value: £15,250

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

ENERGY PERFORMANCE CERTIFICATE

EPC to be confirmed.

TERMS

The property is available for sale freehold with vacant possession at a price of £475,000. Alternatively the property is for sale as a fully furnished hairdressers going concern ,price to be negotiated.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Prospective buyers 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 purchase.

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









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.
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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