



Office 3, First Floor, 32 North Street, Bourne
PE10 9AE
801.1225518

32 North Street

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Agreement

To Let



Detail

Office



Rent/Price

£3,750 pax



Size

28.7 sq m (309 sq ft)



Location

Bourne, PE10 9AE



Property ID

801.1225518

For Viewing & All Other Enquiries Please Contact:



Oliver Leaf

Graduate Surveyor

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Property

The property is a self-contained first floor office space, which comes with a dedicated kitchenette and WC. It is carpeted throughout, with fluorescent lighting and electric radiators. It also comes with a data trunking system. The property is accessed by a staircase to the side of the premises via an archway.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	28.7	309

Energy Performance Certificate

Rating: D (81)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: South Kesteven District Council
Description: Offices and Premises
Rateable value: £4,800

Because the Rateable Value falls below £12,000 **100% Small Business Rates Relief is available to a qualifying occupier**, being an occupier for which this is its only commercial premises. For non-qualifying occupiers, multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£3,750 per annum exclusive

Service Charge

A service charge is levied to cover the upkeep, maintenance and repair of all common parts of the development. Details on request.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

Bourne is a strong market town located in South Lincolnshire, approximately 11 miles north east of Stamford, 9 miles north of Market Deeping and 10 miles west of Spalding; the A15 and A151 trunk roads intersect through the middle of the town centre.

The town has experienced a period of strong growth over the past 10 years with significant levels of new housing provision, and now has a resident population in the region of 20,000 people with a very wide catchment due to the rural nature of the surrounding hinterland.

The property is located in the heart of the town centre and in close proximity to the Burghley shopping centre which also provides the largest parking provision for the town centre. Other occupiers in the immediate vicinity include M&S Foodhall, Costa Coffee, Card Factory, J D Wetherspoon, Heron Frozen Foods, Nationwide Building Society and Boots, as well as a range of local and regional operators.





