

**TO LET (MAY SELL)**

**RETAIL / TRADE COUNTER PREMISES WITH ANCILLARY STORAGE & OFFICES**

5,173 sq ft (480.69 sq m)



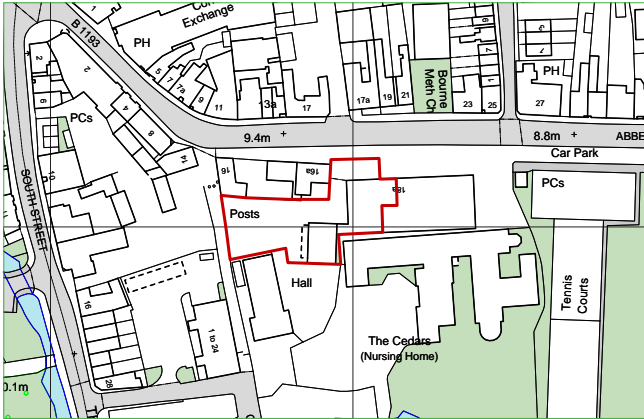
**Abbey Road  
Bourne  
PE10 9LX**

- retail / trade counter premises
- prominent location
- parking / yard to front and side
- ancillary offices

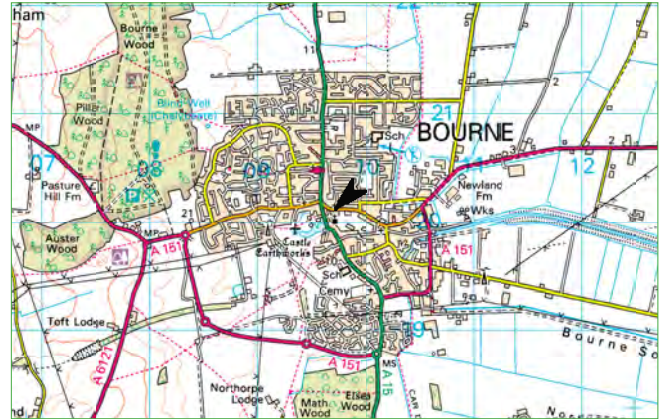


# ABBEY ROAD BOURNE

# GERALDEVE



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### Location

The property is located fronting Abbey Road, Bourne, approximately 100 yards to the east of the A15 which provides direct access to Peterborough to the South and Sleaford to the North, which in turn provides access to the A16 and A52 major roads.

Bourne is located in Lincolnshire, approximately 12 miles to the west of Spalding, 25 miles to the South West of Boston, 22 miles to the South East of Grantham and 16 miles North of Peterborough.

### Description

The property comprises a ground floor retail / trade counter unit, with ancillary offices and storage to the rear with further ancillary offices to the first floor. The property is of steel frame construction with brick elevations, surmounted by a combination of flat and pitched roofs. The property benefits from a further steel portal frame store / warehouse which is accessed via a linkway to the rear of the property.

Internally the property has concrete floors to the ground floor retail and storage areas and is lit by way of fluorescent strip lighting. Access is provided by way of a personnel door to the front elevation with loading access to the western elevation of the main building and the northern elevation of the steel portal framed building. Access is provided to the offices by a separate personnel door, to the front elevation.

Externally, the property benefits from car parking to the front elevation, with a further self contained yard to the western elevation.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

G/F Retail, stores and offices	4,300 sq ft	(399.59 sq m)
Ancillary first floor offices	873 sq ft	(81.10 sq m)
<b>Total GIA</b>	<b>5,173 sq ft</b>	<b>(480.69 sq m)</b>

### Rateable Value

2010 Rateable Value: £23,500

### Tenure

The property is currently held on a freehold basis.

### Terms

The property is available on a leasehold basis, for a term of years to be agreed.

Quoting rent: £20,750 per annum

Alternatively, consideration maybe given to a freehold sale. Price on application.

### VAT

VAT will be payable on the transaction.

### Viewing

By appointment through joint agents:

#### Nick Aylett

Gerald Eve LLP  
naylett@geraldeve.com  
Tel. 0121 616 4800

#### Andrew Leech

Richardsons  
aleech@richardsonsurveyors.co.uk  
Tel. 01733 321800



### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
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# Energy Performance Certificate

Non-Domestic Building



18B - OFFICES  
18 Abbey Road  
BOURNE  
PE10 9LX

Certificate Reference Number:  
0950-9957-0314-9531-9050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 202

This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 76  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 135.45

## Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

88 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# Energy Performance Certificate

Non-Domestic Building



SMALL SHOP  
18 Abbey Road  
BOURNE  
PE10 9LX

Certificate Reference Number:  
9995-3035-0541-0902-5791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 13  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 144.12

## Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

86 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

# Energy Performance Certificate

Non-Domestic Building



SHOP & WAREHOUSE  
18 Abbey Road  
BOURNE  
PE10 9LX

Certificate Reference Number:  
0593-0934-9519-5395-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 76

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 386  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 97.2

## Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

60 If typical of the existing stock

## Green Deal Information

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