

# Richardson

Ground Floor, Southfields House  
Falcon Way  
Bourne, PE10 0FF

Commercial Property Specialists

**FOR SALE**

**Asking Price £300,000 Plus VAT**



- Ground Floor Offices
- EV Car Charging
- Prominent Building
- For Sale (Long Lease)
- NIA - 204.73sq m (2,202.9sq ft)
- Comfort Cooling Systems
- On Site Parking

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



[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

**01780 758007**

## **LOCATION**

The office building is located in Bourne, a historic market town, approximately 16 miles from Peterborough and within easy reach of the A15 and associated road and rail network and road links to the A6121 directly to Stamford and leading to the A1(M) to London.

## **DESCRIPTION**

Southfields House is a detached office building within which the ground floor is available to purchase on a long lease basis. The accommodation is laid out as open plan and partitioned offices benefiting from suspended ceilings, carpet flooring and comfort heating/ cooling. Entry is by secure key fob via a ground floor entrance. There are male and female W/C's and a separate private kitchen on each floor and has comfort coolers/heaters throughout the offices.

The property comes with 5 designated parking spaces along with communal parking spaces close by and benefits from electric vehicle car charging points.

## **ACCOMODATION**

The premises have been measured in accordance with the RICS code of measuring practice.

Ground floor offices - 204.7Sq M (2,202.9Sq Ft) approx

## **SERVICES**

We understand that mains electricity and water is connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees 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:-

Rateable value - £16,750

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

## **TERMS**

The property is available to purchase on a long lease (circa 125 years) on full repairing and insuring terms. More details available on request.

## **VAT**

VAT will be charged on the purchase price.

## **EPC**

118 - E - Valid until 21 April 2025

## **LEGAL COSTS**

Each party to bear their own legal costs involved 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 –

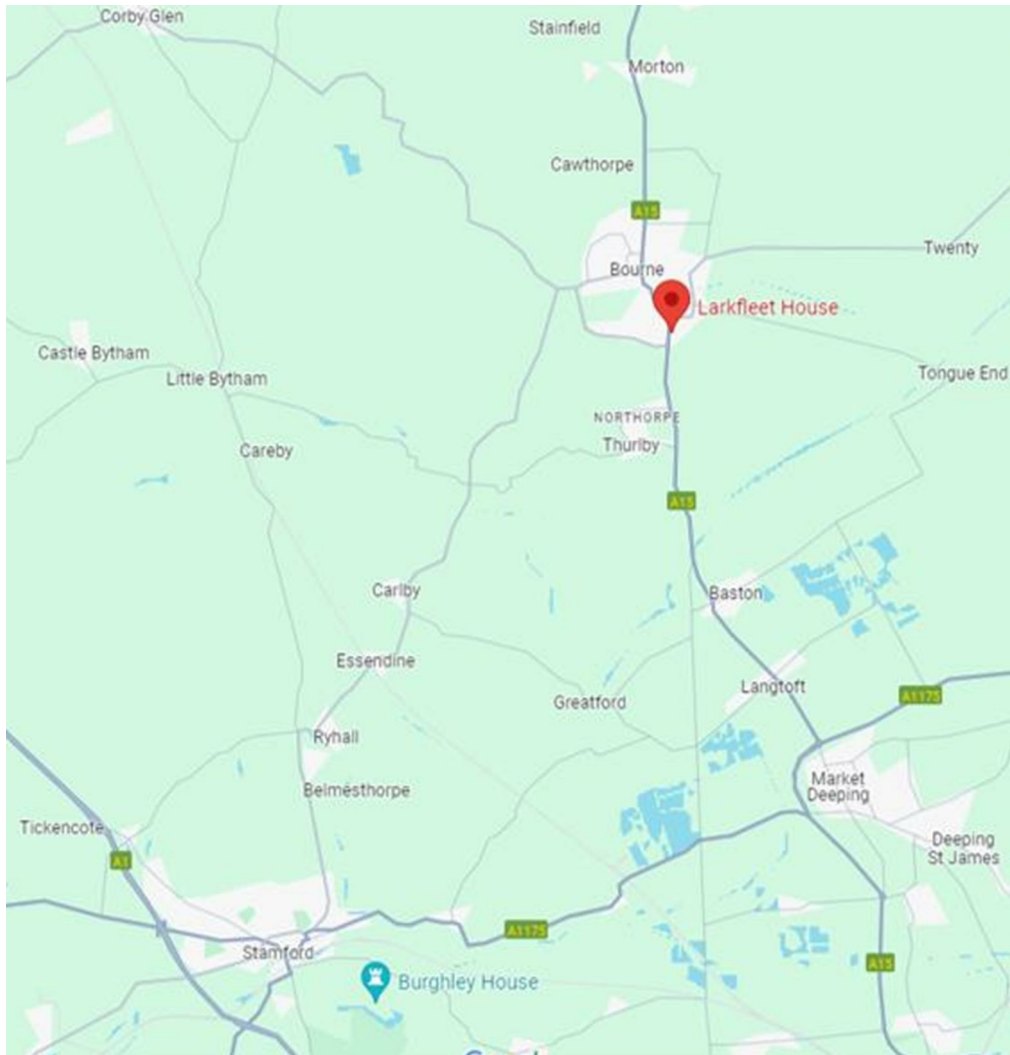
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**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
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