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BOURNE COMMERCIAL: 01778 420 406 www.longstaff.com



20 Willoughby Road, Bourne, Lincolnshire. PE10 9JP

Asking Rent of £5,950 per annum

Ground Floor Premise - Available To Let.

Previously Occupied as a Hairdressers, but Suitable for Alternative Uses (Subject to Planning).

Net Internal Area (NIA) Approx. - 45.58 sq. m. (490 sq. ft.).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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LOCATION

From the town centre of Bourne, turn East onto Abbey Road and continue as the road merges into Spalding Road. Turn Right onto Willoughby Road, and the property is located at the far end on the left-hand side, on the corner of Willoughby Road and Austerby.

DESCRIPTION

Newly renovated to an extremely high standard. The property boasts a welcoming shop frontage, featuring large windows overlooking both Willoughby Road and Austerby, creating an attractive space to showcase any business (subject to planning).

ACCOMMODATION

A schedule of the accommodation is listed below.

The property has been measured on a Net Internal Area (NIA) basis.

Please note all measurements are approximate.

All accommodation is situated on the ground floor, as follows:

Main Retail Space - Approx. 36.95 sq. m. (397.72 sq. ft.)

Storeroom - Approx. 3.99 sq. m. (42.94 sq. ft.)

Hallway - 1.34 sq. m. (14.42 sq. ft.)

Kitchenette - 3.30 sq. m. (35.52 sq. ft.)

W/C - 1.21 sq. m. (13.02 sq. ft.)

Net Internal Area (NIA) Approx. - 45.58 sq. m. (490 sq. ft.).

The property also benefits from a right of way through a shared yard space, and one private garage.

TERMS

- The lease will be on a full repairing and insuring basis.
- The lease will be for a minimum term of 3 years.
- The rent will be reviewed at the end of year 3 – upwards only to open market rental value.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act sub-sections 24-28.
- The rent will be payable quarterly in advance.
- The tenant will be required to pay a deposit of £1,500.
- The tenant will not be permitted to assign or sub-let the premises without the landlord's prior consent.

RATES

The Rateable Value of the property is £2,700.

Interested parties are advised to contact South Kesteven District Council to confirm the exact amount of rates payable.

SERVICES

We understand the property has the benefit of mains water, foul drainage and electric.

Interested parties are advised to check services with the relevant statutory authority prior to making an application.

INSURANCE

The tenant is to reimburse to the landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy for up to £5,000,000.

OUTGOINGS

The tenant will be responsible for all services/utilities and outgoings including telephone and broadband in connection with the property. The tenant will also be responsible for the payment of all Business Rates.

LEGAL COSTS

Each party are responsible for their own legal costs.

VIEWINGS

Viewings are strictly by appointment only with R. Longstaff & Co LLP – Bourne on 01778 420 406.



TENURE

Leasehold.

LOCAL AUTHORITIES

South Kesteven District Council (SKDC).

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 17037

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