



Location

The town of Bourne has a population of approximately 15,000 and is situated in the heart of south Lincolnshire, close to the towns of Market Deeping, Spalding, and Stamford, and approximately 16 miles from the city of Peterborough. The Burghley Centre is the town's main Shopping Centre located in a busy and popular retail location with an excellent level of footfall.

The scheme is anchored by a 12,285 sq ft M&S Simply Food and adjoins the town's main car park with approximately 160 car parking spaces. Occupiers within the Burghley Centre include **Costa**, **Specsavers** and **Yorkshire Trading Company**. Other national occupiers elsewhere in the town include **Boots**, **Superdrug**, **Heron**, **Nationwide** and **Card Factory** amongst others.

Description

The unit is arranged over ground floor benefiting from a prominent position and return frontage adjacent to the car park.

Accommodation

The property is arranged over ground floor with an approximate total net internal area of 1,200 sq ft (111.48 sq m).

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. All rents and service charges are subject to VAT at the prevailing rates.

Rent

£19,500 per annum exclusive

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Service Charge

There is an annual service charge. Further details are available on request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£20,250**. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (retail) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (71). A full copy of the certificate is available upon request.

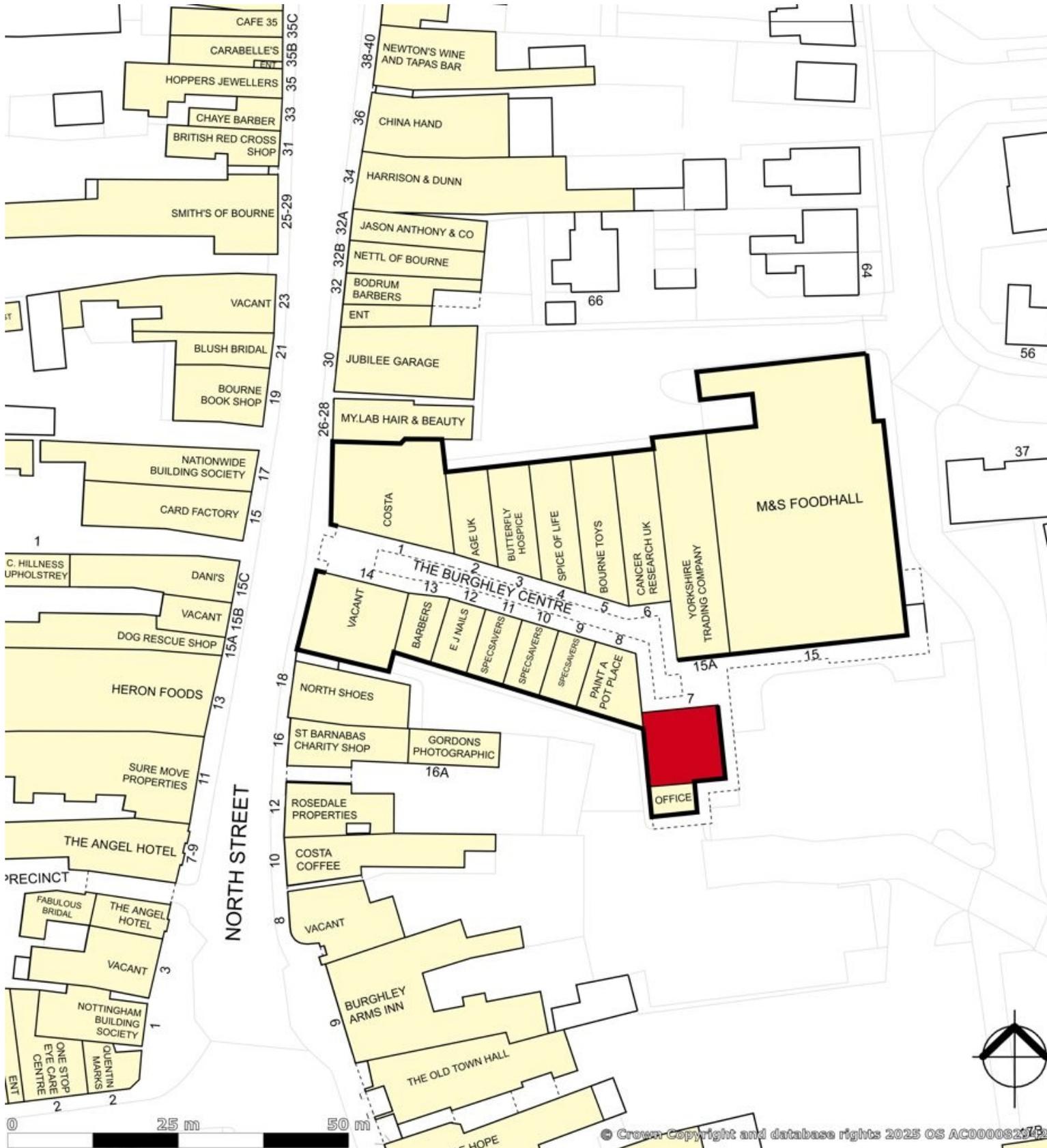
Legal Costs

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

Viewings & Further Information

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