

Richardson

967 Lincoln Road
Peterborough PE4 6AF

FOR SALE £365,000 (Price
Guide)



- Showroom/Retail Unit
- Prominent Location
- First Floor Flat
- Opposite Brotherhood Park
- 186 Sq M (2,011 Sq Ft)
- Highly Visible Position
- Three Parking Spaces
- Epc: C



Stuart House, East Wing, St John's Street,
Peterborough, PE1 5DD

www.richardsonsurveyors.co.uk

01733 321800

LOCATION

The property is located on Lincoln Road just north of roundabout 18 which forms the junction of the A15 & A47 Trunk Roads. The Brotherhood Retail Park is directly opposite the property with Morrisons Supermarket also close by.

DESCRIPTION

The property comprises a ground floor Showroom/ Retail unit with a self contained first floor flat above, prominently located and highly visible from the A15 dual carriage way. Currently trading as a Kitchen & Showroom there is potential for the continuation of an A1 use or change of use class subject to planning. Three parking spaces are allocated to the rear of the property and communal customer parking in the immediate area.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis. Ground Floor Showroom - 186 Sq M (2,011 Sq Ft) Flat - Not inspected by Agent. NOTE: If required, there is an adjoining office and workshop available by separate negotiation extending to: Office - 19.95 Sq M (214.76 Sq Ft) Garage Store - 31.24 Sq M (336.24 Sq Ft) Further details on request.

SERVICES

We understand that mains electricity, water and drainage are 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: £12,000 Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS

The property is available freehold with vacant possession of the retail part. The flat is currently subject to an Assured Shorthold Tenancy Agreement.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC RATING

Energy Rating: C

VIEWING

For an appointment to view or further information please contact - Andrew Leech t: 01780 758007
e:aleech@richardsonsurveyors.co.uk Callum Dickinson t:01780 758005
e:cdickinson@richardsonsurveyors.co.uk



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

1. These 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.
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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 2003 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.
