

# Richardson

Unit 8 Orton Enterprise Centre  
Orton Southgate PE2 6XU

Guide Price - £60,000



- Office/Business Unit
- On Site Parking
- Landscaped Grounds
- Epc: G
- Gia 53.03 Sq M(560 Sq Ft)
- Close To A1(M)
- For Sale

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



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

**01733 321800**

## LOCATION

The property is located at Orton Southgate one of Peterborough's premier office and industrial locations, just a short distance from the A1(M).

## DESCRIPTION

The property comprises a mid terrace business unit with car parking to the front, fitted out with offices, store and W.C on the ground floor plus an additional office on the first floor.

The unit benefits from 3 phase electricity, fluorescent strip lighting and gas central heating.

## ACCOMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis:

Ground floor - 37.41Sq M ( 402.68 Sq Ft)

First floor - 14.62 Sq M (157.37 Sq Ft)

Total - 52.03 Sq M (560 Sq Ft)

## SERVICES

We understand that mains gas, electricity and water are connected.

None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations as to their existence and condition.

## TERMS

The property is available FOR SALE with full vacant possession at a guide price of £60,000.

The premises are held on a 125 year lease commencing 1984 at a ground rent of £976.56 plus VAT per annum, with rent reviews every 10 years. There is a service charge for the common areas of the estate.

A copy of the ground lease will be made available on request.

## BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £4,550

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

## EPC

Energy Rating: G

## VIEWING

For further information or an appointment to view please contact

Andrew Leech on 01733 321800 or email: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)

Callum Dickinson on 01780758005 or email: [cdickinson@richardsonsurveyors.co.uk](mailto: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.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.