

Richardson

16
Second Drove
Peterborough PE1 5XA

TO LET / MAY SELL



- Garage Premises
- Secure Gated Compound
- Premium Required For Goodwill and Equipment
- For Sale With Vacant Possession
- TOTAL GIA 168.6 sq m (1,815 sq ft)
- Height To Eaves 4.6m
- Established Trading Location
- EPC:



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

01733 321800

LOCATION

Fengate is one of the four major industrial areas in Peterborough and lies approximately 1 mile east of the city centre. Major occupiers include Motorpoint and The DSA, together with a number of major car dealerships and trade counter businesses.

The property is located on the Second Drove industrial estate with occupiers ranging from the motor trade, to trade counter and industrial occupiers.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with a brick built facia and office / reception area, set within its own secure yard.

The property is currently occupied and trading as a general vehicle repair garage with an MOT test facility.

ACCOMMODATION

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

TOTAL GIA 168.6 sq m (1,815 sq ft)

SERVICES

We understand that the unit is connected to mains water, gas, electricity and drainage. None of the services, 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.

BUSINESS RATES

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

(Workshop and Premises) Rateable value £6,500

Interested parties should make their own enquiries of Peterborough City Council as to the amount of rates payable.

TERMS

The property is available To Let at a rent of £18,000 per annum for a term to be negotiated. Alternatively the freeholder may consider selling the property. Price on application with the agents.

A premium will be required for the fixtures and fittings as well as the goodwill of the business. Contact the agent for further details.

SERVICE CHARGE

A Service charge is payable in respect of the upkeep and maintenance of the estate.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: tbc

VIEWING

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