

Richardson

723 Lincoln Road
Peterborough PE1 3HD

Price on Application



- Office / Retail Space
- Quality Accommodation
- Prominently Located
- Benefit of A2 Planning Consent
- NIA 233.13 sq m (2509 sq ft)
- Modern Fit Out
- Suitable For a Variety Of Uses STP
- EPC: TBC



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

01733 321800

LOCATION

The property is situated in a primarily residential area of Lincoln Road approximately 1.75 miles north of Peterborough City Centre, and immediately south of roundabout 18 which forms the junction of the A15 and A47 trunk roads.

Although predominantly residential in nature, the area is served by a variety of shops, cafes, food retailers and a public house.

DESCRIPTION

The property comprises a detached retail property which has been substantially extended to the rear in recent years to provide additional open plan office space, stores and staff facilities.

The property benefits from a shop front, attractive reception area, air conditioning, a comprehensive security system and a modern fit out throughout.

The property has the benefit of A2 planning consent and the property is considered suitable for conversion to a variety of uses subject to the grant of the necessary planning consents.

ACCOMMODATION

The approximate net internal floor area is as follows (Sq M):

Ground Floor	
Reception	49.26
Open Plan Office And Kitchenette	52.46
Back Office	31.12
Stores	51.87
First Floor	
Office	11.76
Boardroom	36.66
	233.13 sq m (2509 sq ft)

SERVICES

We understand that the unit is connected to mains water, 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:

(Shop and premises) Rateable value £21,000

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

TERMS

The property is available freehold with full vacant possession upon completion. The VAT position of the property is to be confirmed by the agents.

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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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.