

Richardson

Commercial Property Specialists

11 North Street
Crowland
Peterborough
PE6 0EG

TO LET

£7,500 per annum



- Retail Premises
- 43.24 sq m (465 sq ft)
- Town centre
- Prominent Position
- EPC: tbc
- New lease available

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

Crowland is situated approximately 10 north of Peterborough and 10 miles south of Spalding and lies at the intersection of the A16 and the B1166 roads. The town dates back to the 7th Century and is home to Crowland Abbey and the unique Triangular Bridge. 13 North Street is located in a prominent position the centre of the town with good on street parking.

DESCRIPTION

The property comprises a ground floor lock up shop, previously in use as a pharmacy. The premises have recently been refurbished and are now ready for a new occupier.

ACCOMMODATION

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

Front and rear sales areas NIA 43.24 sq m (465 sq ft).

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 enquires made of the Valuation Office website, we understand that the following rating assessment applies: -
Rateable value: tbc

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

TERMS

Available TO LET on a new full repairing and insuring lease for a term of years to be negotiated.

EPC

Energy rating: tbc

LEGAL COSTS

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

VIEWING

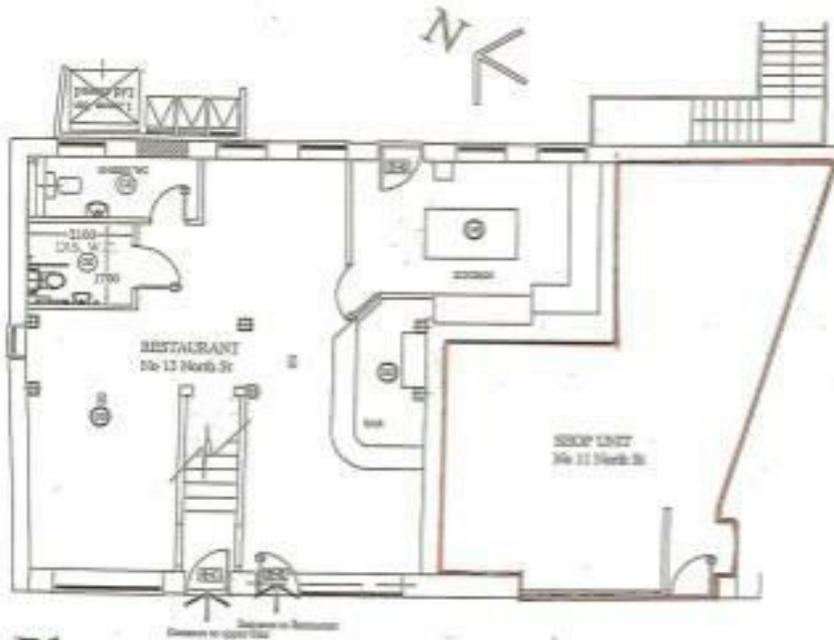
For an appointment to view or further information please contact -

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Plan
Scale 1:100



Site Plan
Scale 1:500

Plan 1
[Handwritten signature]

<p>Project Proposed Development at 11-13 North Street Crowland for Acorn Developments</p>	<p>Drawing title LEASE DRAWING 13 North St</p>	<p>Scale 1:500</p> <p>Project number / Drawing number 78904/LEASE DRAWING A</p>	<p>ACCENT WILKINSON ARCHITECTS-LANDSCAPE ARCHITECTS www.accentwilkinson.co.uk Richardson, I Devereux, S. Edwards Chris Mahoney, Project Manager Richardson 01522 514441 Fax 01522 54411 DNAC 01522 514441</p>
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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.
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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 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