

# BOURNE

THE  **BURGHLEY  
CENTRE**

## TO LET

### Prime Retail Unit

The Burghley Shopping Centre  
Bourne, PE10 9EG

- Unit To Let adjacent to proposed new 12,285 sq ft M&S Simply Food
- Located in a busy & popular retail location
- Adjoining the town's main car park
- Approximately 160 car parking spaces
- Excellent level of footfall

**ENTER**

**Mason  
Partners**  
0151 227 1008  
MASONPARTNERS.COM

**ROCHE**  
01603 619876  
rochesurveyors.co.uk  
Retail



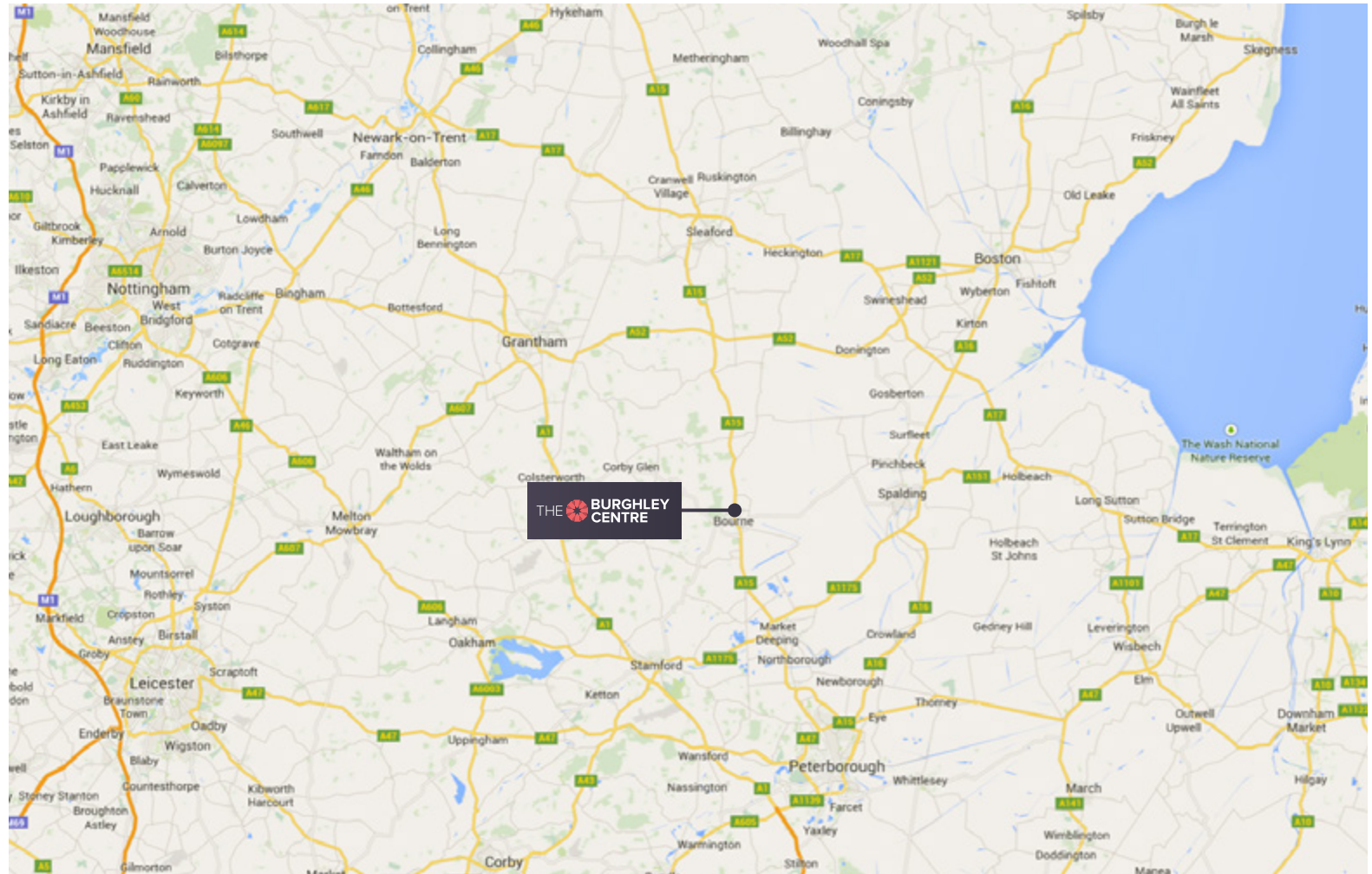
**NEW LETTING TO  
M&S SIMPLY FOOD**





## LOCATION

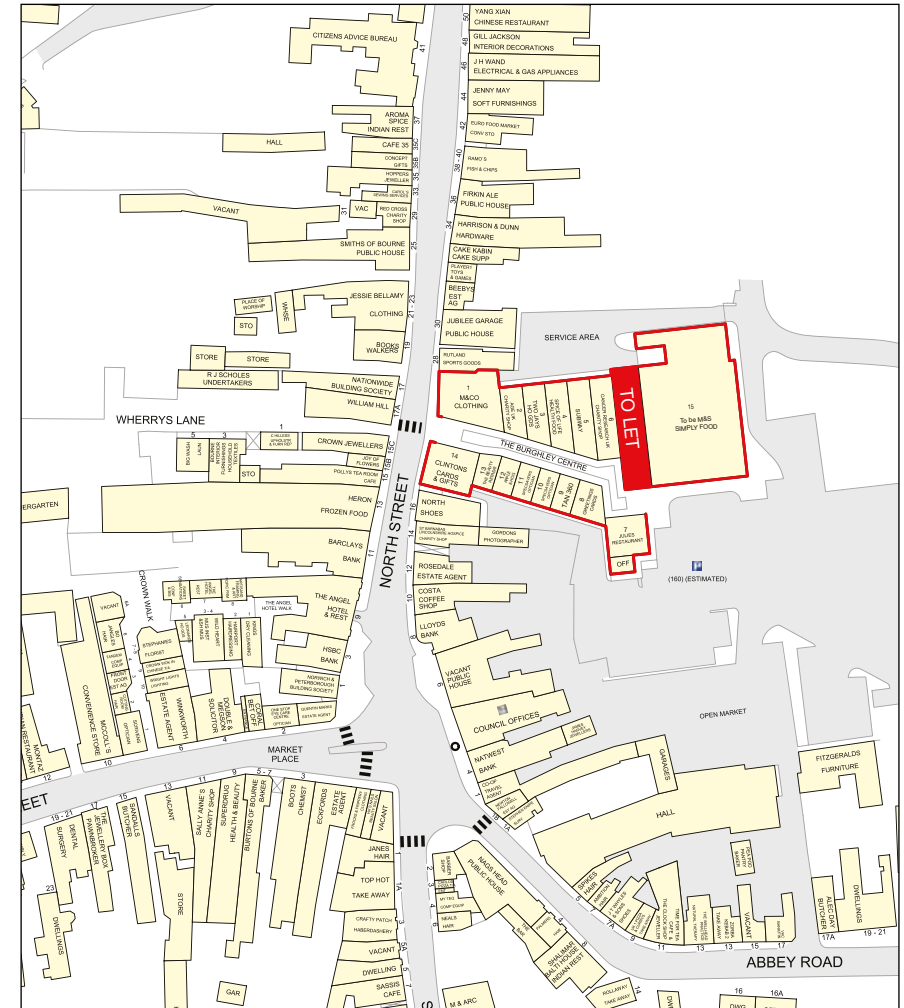
The town of Bourne has a population of approximately 15,000 and is situated in the heart of south Lincolnshire, close to the towns of Market Deeping, Spalding, and Stamford, and approximately 16 miles from the city of Peterborough.



## SITUATION

The scheme is set in a prime location on North Street (A15), the main shopping area in the town centre, which is home to a mixture of national and regional occupiers.

The Burghley Centre comprises a total of approximately 32,000 sq ft of retail accommodation, including a proposed 12,285 sq ft **M&S Simply Food** and the principal car parking for the town, which provides approximately 160 spaces. National occupiers in the scheme include **M&Co**, **Specsavers**, **Clintons**, **Cancer Research** and **Age UK**. Other national occupiers elsewhere in the town include Boots, Superdrug, Natwest, Lloyds Bank, Heron and William Hill amongst others.





## ACCOMMODATION TO LET

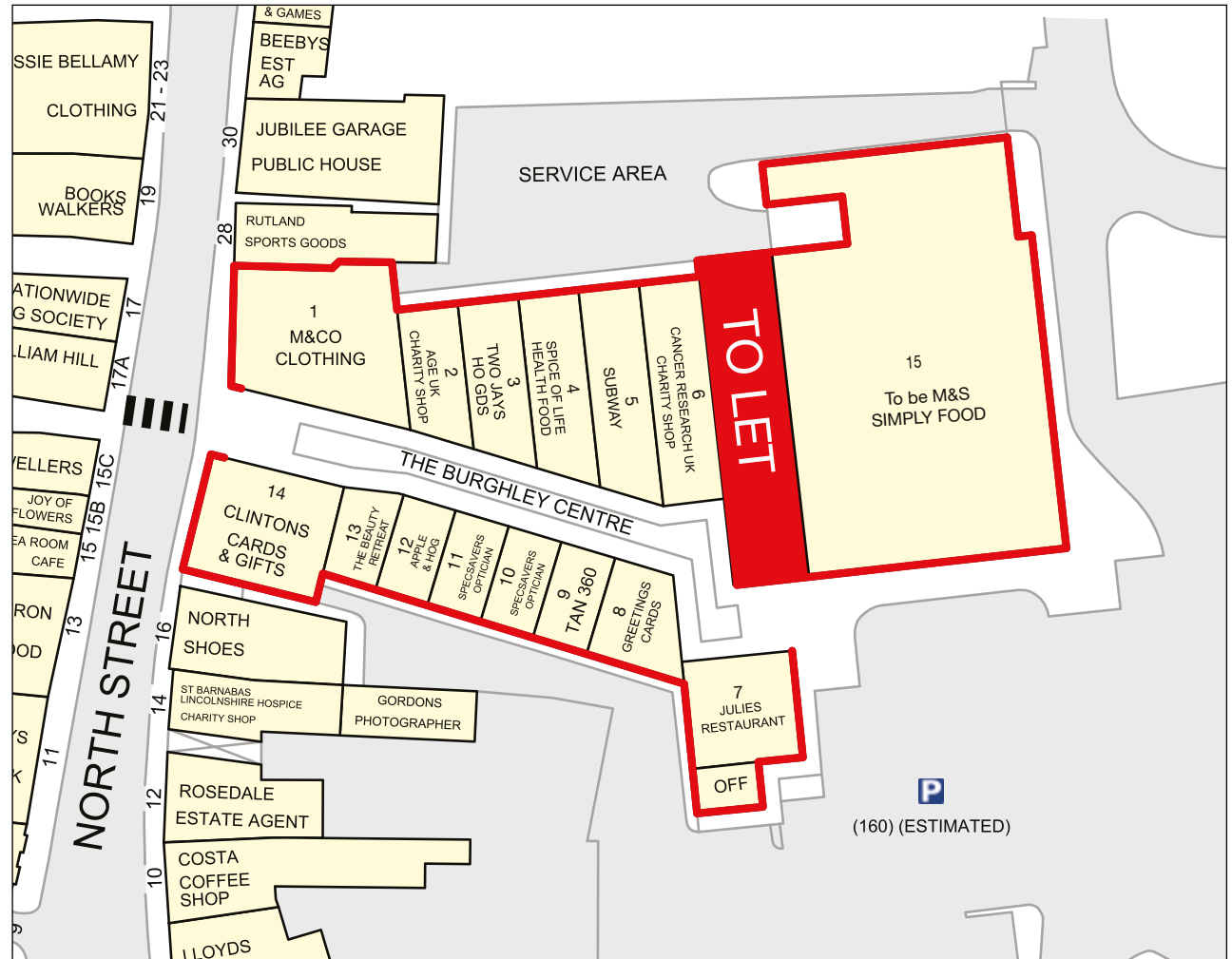
Approximate net internal areas are as follows:

### Unit 15a

**Retail Area:** 278 sq m (3,000 sq ft)  
**Rent:** £57,500 Per annum exclusive  
**Rateable Value (2017):** £TBC following sub-division  
**EPC:** TBC

Individual unit plans are available on request.

Further asset management opportunities are available, subject to vacant possession.



HOME

LOCATION

SITUATION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

ROLLOVER IMAGES TO SEE LARGER

## TERMS

The units are available to let on effectively full repairing and insuring leases for a term of years to be agreed. Rent will be payable quarterly in advance.

## BUSINESS RATES

For rates payable on the individual units interested parties should make their own enquiries via South Kesteven District Council on 01476 406080.

## SERVICES

Mains electricity, water and drainage are available to the units.

## SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas of the shopping centre.

## FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing of the property, please contact the joint agents, Mason Partners or Roche Chartered Surveyors.

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