

**RARE DEVELOPMENT OPPORTUNITY**

# **SOUTH STREET**

Bourne, PE10 9LY



## **Key Highlights**

- Excellent Town Centre Location
- Suitable for a variety of uses, subject to planning permission
- Adjacent to Well Head Fields Parkland and Bourne War Memorial
- Within Bourne Conservation area



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## Location

The Town of Bourne has a population of approximately 15,000 and is situated in the heart of South Lincolnshire, close to the attractive Georgian Town of Stamford and approximately 16 Miles north of Peterborough and 16 miles south of Grantham.

Bourne is bisected by the A15 truck road and provides excellent transport connections, with the A1 approximately 11 miles to the south via the A6121.

In addition fast rail service from Peterborough direct to Kings Cross with an average journey time of approximately 1 Hour .

The Town has experienced significant development in recent years with the flagship Kier Elsea Park new homes scheme and in addition to the comprehensive range of amenities , benefits from a Tesco Superstore and recently opened M & S Foodhall.

## Situation

The property occupies an enviable situation in the heart of the Town centre, adjacent to Well Head Fields Parkland and Bourne War Memorial.

It benefits from direct access from South Street across the Towns largest public car park, with further parallel access along side Well Head Fields. In addition there is pedestrian access direct from West Street.

## Description

The property comprises a substantial , predominately single storey furniture showroom , formally Warner's printers , having been in the same family ownership for in excess of 40 years.

It is of an older brick construction , with later additions under a combination of corrugated asbestos and cement tiled roofs , pitch in single bays and benefits from forecourt parking .

Internally it is configured to provide a series of showroom areas , the main area having an eaves height of approximately 3m, together with ancillary offices, stores and WC's at ground and first floor.

## Accommodation

Measured on a gross internal basis in accordance with the RICS Code of measuring practice, the property has the following approximate floor areas:

Area	797.366 sq m	8,583 sq ft
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The above is for guidance purposes only.

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## Site

The site is approximately 0.2457 acres.

## Tenure

The property is available on a Freehold basis Title No LL332833.

## EPC

An EPC is available on request.

## Business Rates

Rateable Value (2017)	£30,000
Rates Payable (2019/20)	£9,601.04

## Legal Costs

Each Party to be responsible for their own legal costs.

## VAT

VAT is not applicable.

## Anti Money Laundering (AML)

Any offer accepted is subject to AML checks.

## Price

Offers in excess of £600,000.

## Viewing & Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

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