

RETAIL UNIT

TO LET



Unit 7, Wherry's Lane, Bourne
PE10 9HQ

#M10319/2026A



BTG
Eddisons

UNIT 7, WHERRY'S LANE

BOURNE, PE10 9HQ



Agreement

To Let



Detail

Retail Unit



Rent

£7,250 pax



Size

55 sq m (529 sq ft)



Location

Bourne, PE10 9HQ



Property ID

#M10319/2026A

For Viewing & All Other Enquiries Please Contact:



ASHLEY HUMPHREY

Surveyor

ashley.humphrey@eddisons.com

07770 481007

01522 544515

Property

The unit comprises an open plan ground floor retail area, with ancillary disabled WC and kitchen.

The unit is finished to shell specification, ready for a tenant fit out.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	55	592

Energy Performance Certificate

Rating: B29

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: South Kesteven District Council
Description: Shop and Premises
Rateable Value: £6,400

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£7,250 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT will not be charged in addition to the rent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

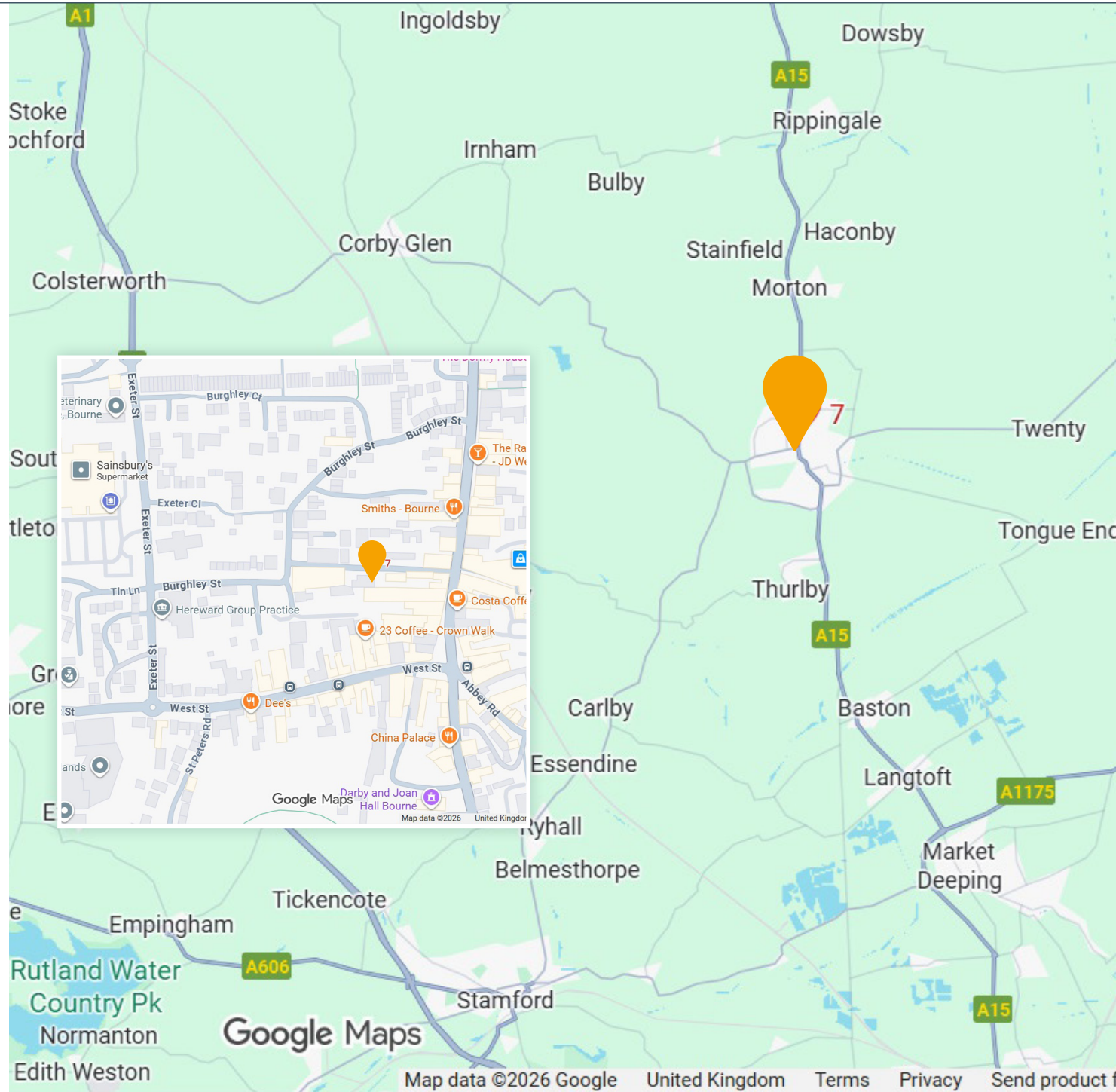
Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Wherry's Lane, a few minutes walking distance from Bourne High Street. Access to a free public car park located on Burghley Street.

Current occupiers within a close proximity include Costa Coffee and M&Co. There is a good mix of national and local retailers.





Google Maps



