



# CP

THE CULSHAW  
PARTNERSHIP

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## Bourne

3 Wherry's Lane, Bourne  
PE10 9HQ

### LOCATION

Wherry's Lane is a direct link between North Street, the main retail parade of the town, and the Sainsbury's supermarket and car park on Exeter Street.

### ACCOMMODATION

Ground-floor lock-up shop with double-fronted display.

Retail Sales Area 650 ft<sup>2</sup> (NIA).

There is a rear storage room of approximately 190 ft<sup>2</sup> with a small office, a w/c and a kitchen facility.

There is private parking shared with the neighbouring unit, providing 2 spaces per unit.

### TENURE

Premises are available on a new 5-year full repairing & insuring lease.

29 High Street East, Uppingham, Rutland, LE15 9PY  
01572 822791 [www.cpsnip.co.uk](http://www.cpsnip.co.uk)  
Partners: Justin Fowler MRICS, John Tookey MRTPI

The Culshaw Partnership LLP is a limited liability partnership registered number OC433535.  
Regulated by the RICS. Registered address as above.

## Shop to Let

### RENT

£7,000 pa

### RATES

Rateable Value: £6,500

### EPC

The Unit has an E Rating.

### LEGAL COSTS

The new tenant is to be responsible for the landlord's legal costs and stamp duty (if appropriate) in connection with the preparation of the lease

### VIEWING

Strictly through landlords' agents, please call 01572 822791 for further information

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