

Richardson

The Angel Hotel North Street
Bourne, PE10 9AE

Commercial Property Specialists

TO LET



- Hotel with 12 Letting Rooms
- Manager's Flat
- Function Suite
- Coffee Shop and Commercial Kitchen
- Hotel EPC 83D
- Function Room 56C
- New Lease Available
- Town Centre Location

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



www.richardsonestateagents.co.uk

01780 762433

LOCATION

The Angel Hotel is situated in the centre of Bourne in a prominent location with frontage to North Street. Bourne is an expanding market town situated approximately 15 miles north of Peterborough, 11 miles from Stamford and 13 miles from the A1.

DESCRIPTION

Believed to have been built in 1825 on the site of a long established Inn, The Angel Hotel provides letting rooms, function suite, coffee shop and commercial kitchen. The letting rooms are all en suite and arranged on the first floor level. The coffee shop and commercial kitchen are on the ground floor. The function suite is at first floor level. The building is Grade II Listed.

ACCOMMODATION

See floor plans attached.

LETTING ACCOMMODATION

12 double rooms (all en-suite)

Manager's Flat

Manager's flat featuring Kitchenette, Double bedroom, Lounge, Bathroom.

EXTERNAL DETAILS

The Angel Hotel has a variety of external stores and a central courtyard running from the front to the rear of the property, which is currently used as a public walkway.

THE BUSINESS

We understand The Angel Hotel trades to a broad business base, including commercial guests during the week and leisure guests at the weekend in the letting rooms. Wedding and general restaurant trade.

FIXTURES AND FITTINGS

Offers are invited for the fixtures and fittings - full inventory available from the current occupier.

SERVICES

We understand that mains electricity, gas, 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

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: The Angel Hotel - £11,400

Function Suite -

Interested parties should however rely on their own enquiries

TERMS

The property is available on a new full repairing and insuring lease. VAT will be charged on the rent.

LEGAL COSTS

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

VIEWING

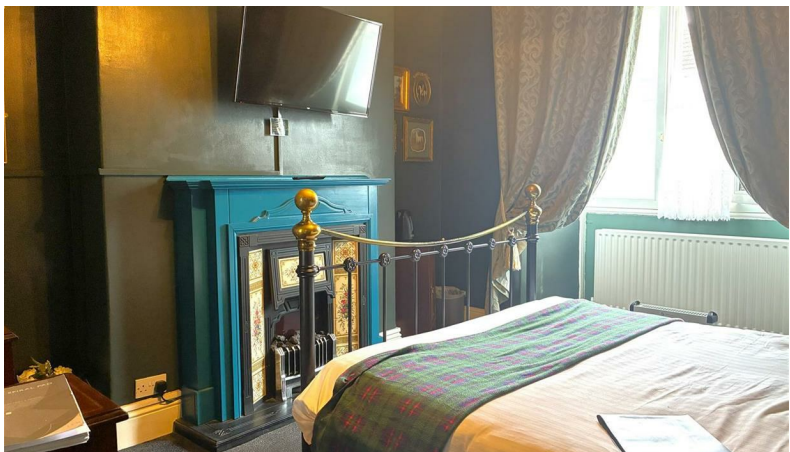
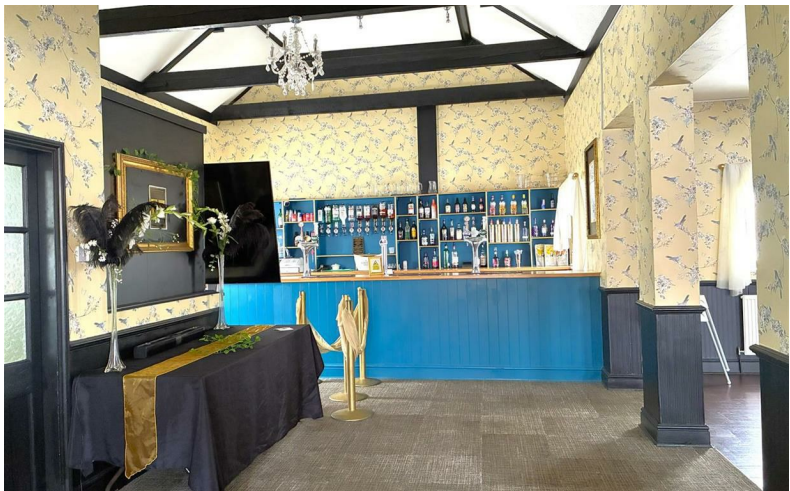
For an appointment to view or further information please

contact Andrew Leech at RICHARDSON

on 01780 321800

or email - aleech@richardsonsurveyors.co.uk

or contact Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk



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1ST FLOOR
361.3 sq m. (2089 sq ft.) approx.

GROUND FLOOR
188.0 sq.m. (2023 sq.ft.) approx.

ENSUITE
3.85m x 1.43m
12'8" x 4'8"

BEDROOM
3.85m x 3.69m
12'8" x 12'1"

STAIRS

2ND FLOOR
19.7 sq.m. (212 sq.ft.) approx.

TOTAL FLOOR AREA : 569.0 sq.m. (6124 sq.ft.) approx.

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FIRST FLOOR
231.3 sq.m. (2489 sq.ft.) approx.



TOTAL FLOOR AREA : 245.9 sq.m. (2647 sq.ft.) approx.
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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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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