



UNITS 1B, 7&8 THE OLD DAIRY

Elton, Peterborough PE8 6SQ

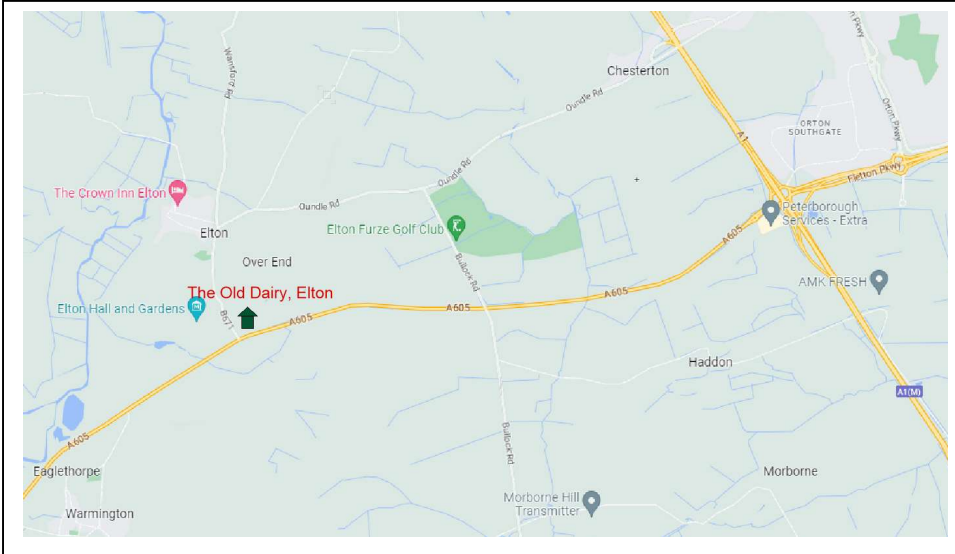


Available Now, Units 1b, 7 & 8 The Old Dairy

- Units 1b, 7 & 8 are within a converted dairy building, dating from the 19th Century, and are suitable for a range of commercial uses including office, retail, and restaurant / hospitality.
- **The units are available either combined or independently.**
- *The combined area of the units is circa 4,245 sq ft (GIA), or individual areas of the units are:*
 - *unit 1b - circa 1,170 sq ft (GIA),*
 - *unit 7 - circa 1,135 sq ft (GIA),*
 - *unit 8 - circa 1,940 sq ft (GIA).*
- Easy access to the A605 and A1(M)
- Very generous on-site car parking
- Rural location

Location

The Old Dairy is located on the edge of Elton Village, just off the A605, approximately 6 miles west of Peterborough and 5 miles east of Oundle. There are excellent links to the A1(M) at Peterborough and the A14 at Thrapston. Peterborough Train Station has regular direct train services to a large network of stations, including London Kings Cross (50 mins) and Birmingham.



Approximate distances and journey time to the Old Dairy:

<i>Oundle</i>	<i>4 miles</i>
<i>Peterborough Train Station</i>	<i>7 miles</i>
<i>Stamford</i>	<i>10 miles</i>
<i>Thrapston</i>	<i>12 miles</i>
<i>London (Car)</i>	<i>1hr 54 minutes</i>
<i>Birmingham (Car)</i>	<i>1 hr 24 minutes</i>
<i>London Kings Cross (Train)</i>	<i>50 minutes</i>

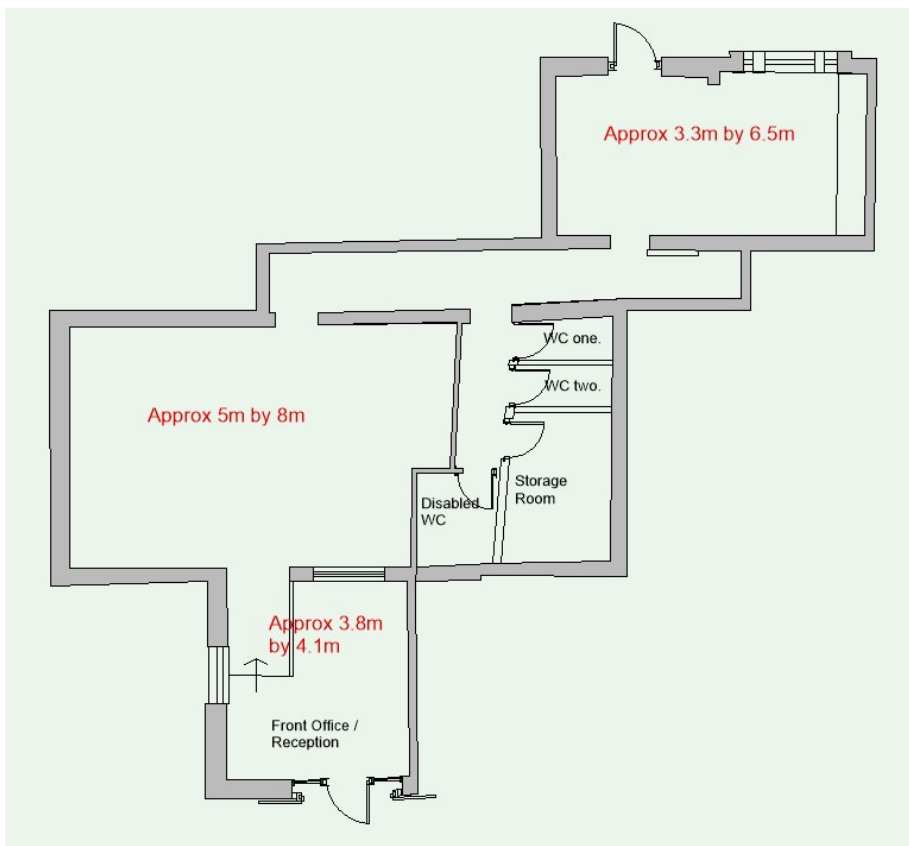
Elton Village benefits from a shop, garden centre with café and two pubs, both serving food. The Old Dairy currently comprises office units and a hairdresser. In neighbouring Warmington Village there is a post office/shop and a pub.



Unit Description

Unit 1b

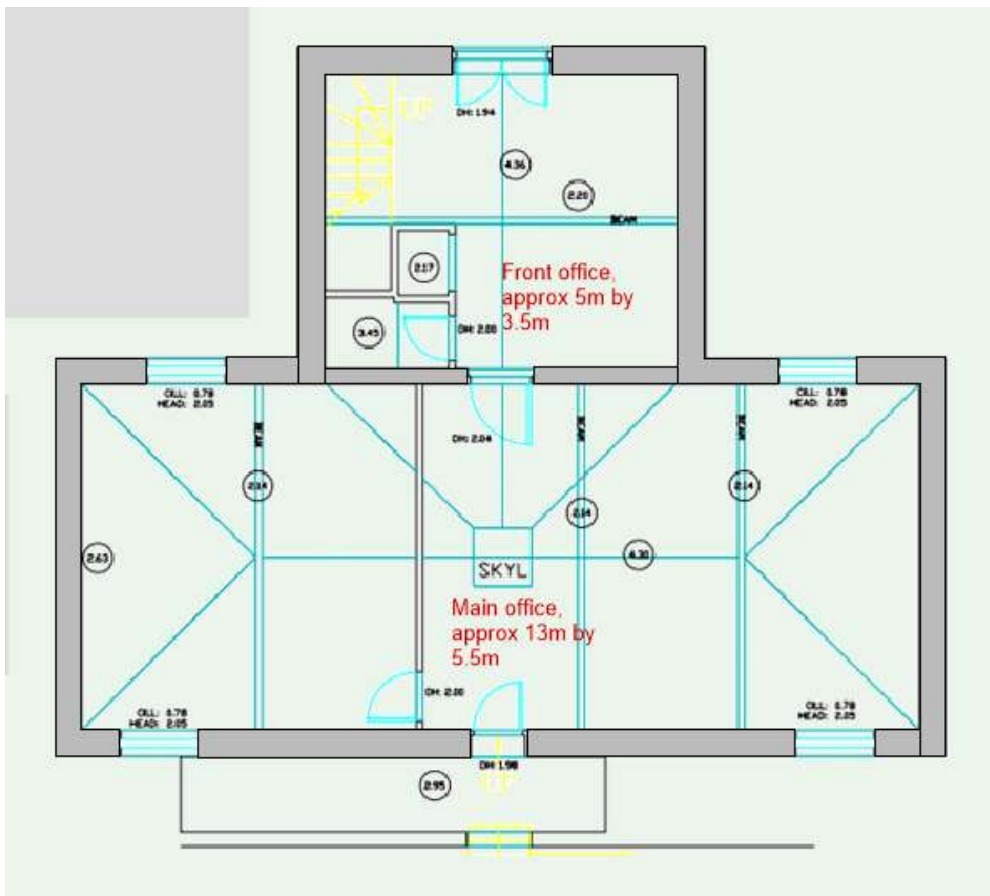
- Unit 1b is located on the ground floor, at the very front of the building.
- Direct car park access.
- Private entrance behind double doors.
- Circa 1,170 sq ft (GIA).
- Estimated rental value £16,500 per annum exclusive.
- *NB the unit requires a full refurbishment and therefore whilst available now, needs a minimum of 3 months for refurbishment works, from agreeing terms.*



Indicative floor plan, not to scale.

Unit Description Unit 7

- Unit 7 is located on the first floor, at the very front of the building.
- Direct car park access.
- Private entrance via external staircase.
- Circa 1,135 sq ft (GIA)
- Estimated rental value £12,000 per annum exclusive.
- Available now.

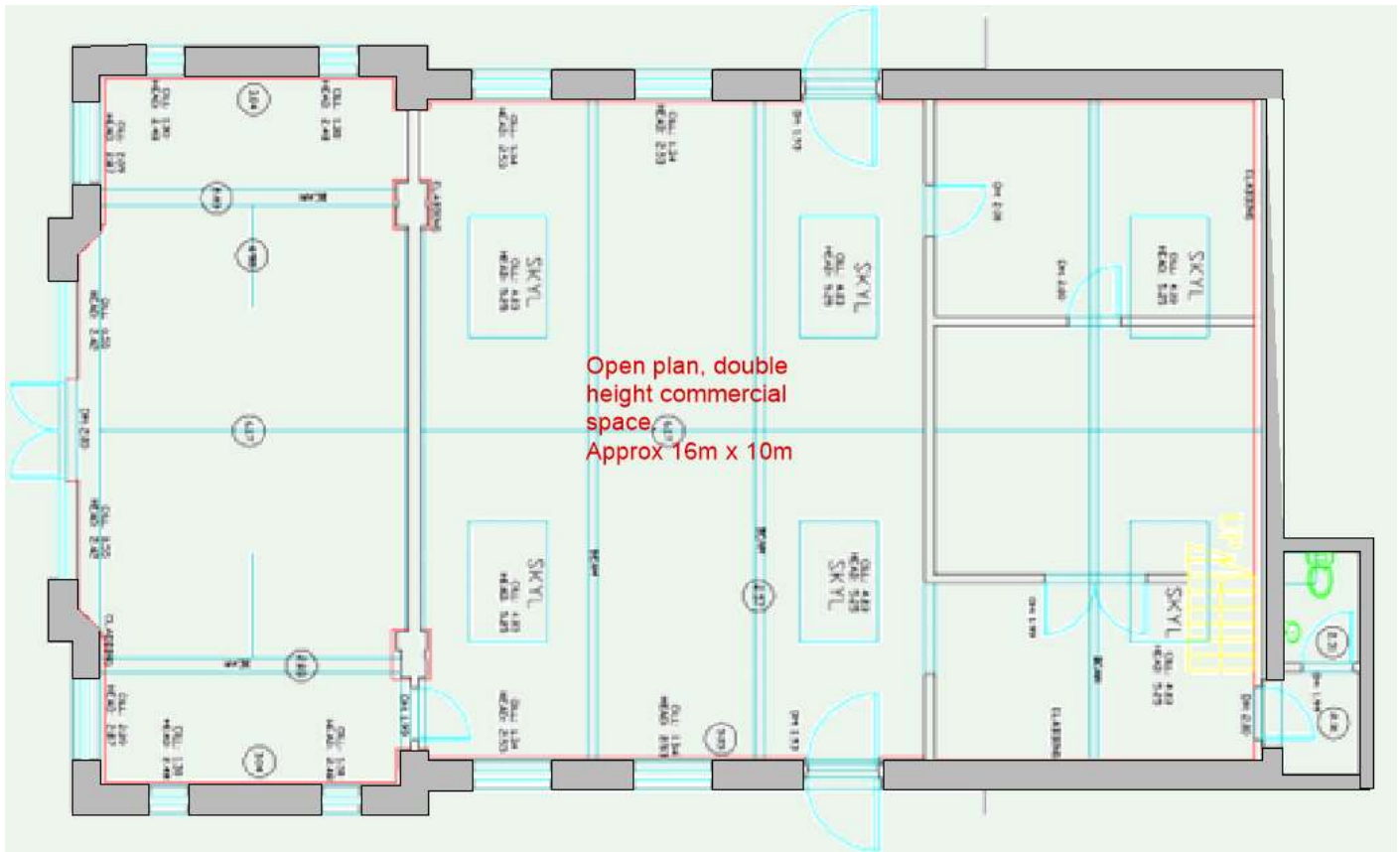


Indicative floor plan, not to scale.

Unit Description

Unit 8

- Unit 8 is located on the ground floor, to the rear of the building, directly behind unit 1b.
- Direct car park access.
- Impressive double height private entrance (to back of building) or if combined with unit 1b front access.
- Double height space throughout.
- Circa 1,940 sq ft (GIA)
- Estimated rental value £20,000 per annum exclusive.
- Available now.



Indicative floor plan, not to scale.



Service Charge

Service charge is payable in respect of the maintenance of the common areas and the exterior of the building.

Insurance Charge

A proportion of the total building

Terms

The premises are available to let on a new lease on terms to be agreed.

Business Rates

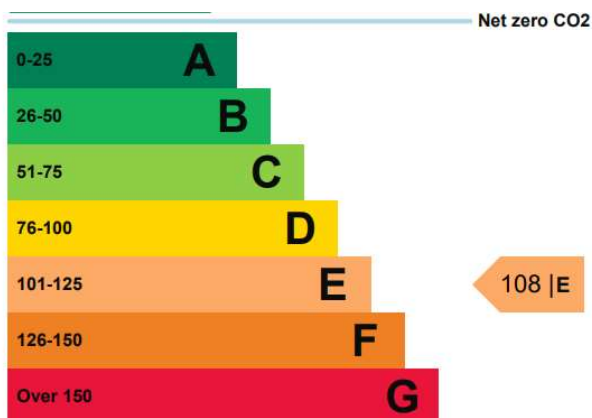
NB units 7 & 8 are currently rated as one. Estimated rates payable for units 7&8: £14,208 (based upon a Rateable Value: £25,750). Unit 1B currently qualifies for small business rate relief, subject to standard exemptions. NB from 1st April 2023 the Rateables Values are due to increase. Interested parties are advised to contact the Council to confirm the Rates Payable.

Legal Costs

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

Important Notice

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive.



Viewing

Viewing is strictly by appointment only and arrangements may be made through:

Elton Estate Office, Elton Hall, Elton,
Peterborough, PE8 6SH.

Telephone 01832 280223

Email office@eltonhall.com

IMPORTANT NOTICE

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important notice below. The particulars are intended to give fair and substantially correct overall description for the guidance of intending tenants and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective tenants ought to seek their own professional advice. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

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The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranty whatever in relation to this property.