



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Belton Street,
Stamford, PE9 2EF
Offers in Excess of £425,000

SUMMARY

- Set over two floors with separate access doors
- ***Newly refurbished throughout***
- Two WC blocks Two kitchens
- Town Centre Location
- Fantastic Yield - Contact us for rent roll details
- EPC B and EPC C (split between upstairs and downstairs)
- Long Leasehold expiring year 3824 (approx 1800 years remaining)(no service charges)
- Potential for a 12% rental yield once fully occupied





*** HIGH RENTAL YEILD ***

*** POTENTIAL FOR 12% YIELD ONCE FULLY OCCUPIED ***

2600 SQ FT Office block in the centre of Stamford. Potential various uses subject to planning. The pictures show the office space for the upstairs offices. There are currently no pictures for the downstairs area, but it is able to be viewed on an internal viewing. The whole of the downstairs has been let out to a window company on a 5 year deal at £2000 per month. Whilst the front upstairs office is let for £1000 per month. Giving the office space £3000 per month rental income currently. There are currently vacant office spaces, which if occupied should be another £1500 per month. Bringing the total income to £4500 per month.



Tenure:

EPC Rating:

Council Tax Band:

Local Authority:

Services:

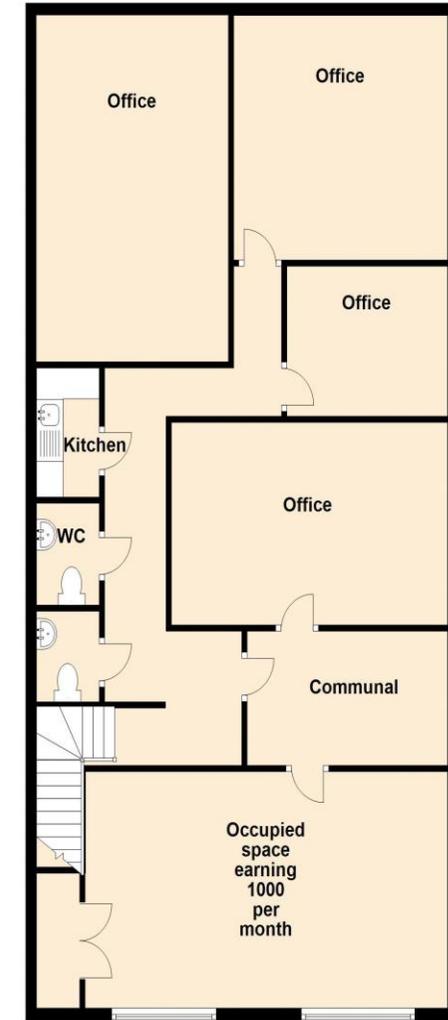
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Ground Floor
Approx. 123.5 sq. metres (1329.6 sq. feet)



First Floor
Approx. 123.5 sq. metres (1329.6 sq. feet)



Total area: approx. 247.0 sq. metres (2659.2 sq. feet)

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