



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Queen Street,
Stamford, PE9 1QS
£485,000

SUMMARY

- Currently achieving a gross income of £38,496
- Potential to achieve a gross income of circa £45,000 once final office has been let.
- Close to Stamford's town centre
- 6 Offices, Meeting Room, 2 Kitchen Areas, Store Room, 4 Toilets
- Detached Office Block
- Potential for other uses subject to Planning Permission
- 2 new kitchens /acoustic panelling
- Underfloor Heating





*** INVESTMENT OPPORTUNITY *** OVER 2800 SQ FT *** Nest Estates are pleased to offer for sale this detached set of offices with over 2800 Sq Ft of space, currently earning gross income of: £38,496 per annum, with another office still to let out, so it has potential to increase to a gross income of £45,000. The property comprises; six offices, a meeting room to one of the larger offices downstairs, two kitchen areas, a store room, and four toilets. Situated only a short walk away from Stamford's town centre. Please contact our office on 01780 238110 for more information, or to arrange an internal viewing.



Tenure: Freehold

EPC Rating: TBC

Business rates may be applicable

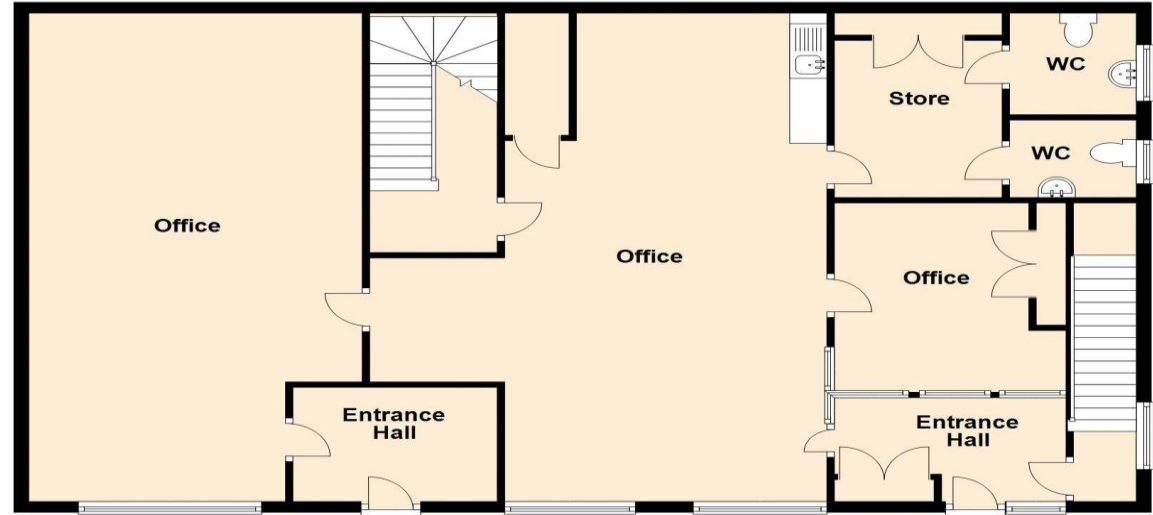
Local Authority: SKDC

Services: Mains Gas Electric Drainage

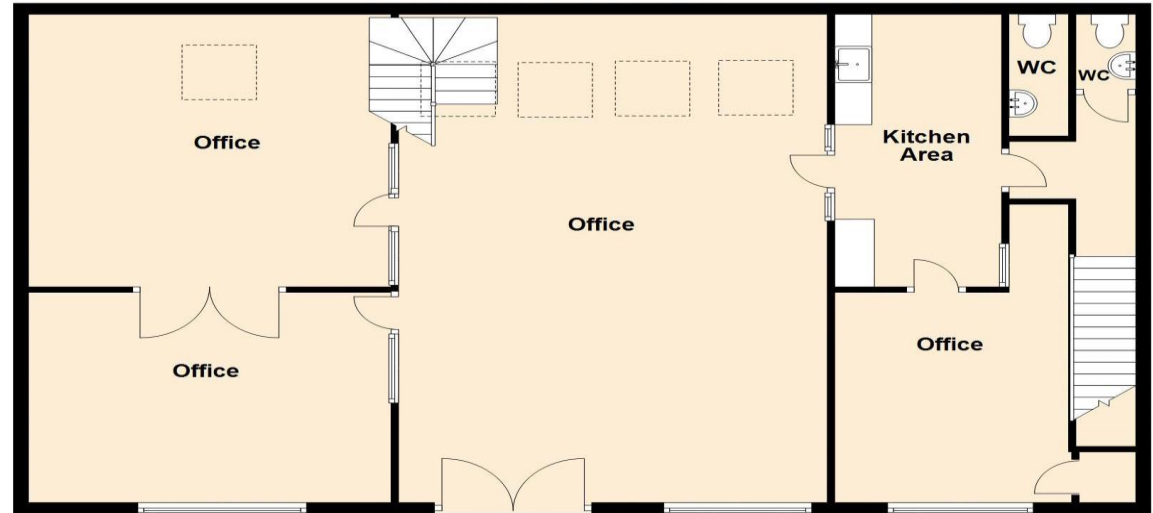
DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

Ground Floor
Approx. 133.0 sq. metres (1431.5 sq. feet)



First Floor
Approx. 131.7 sq. metres (1417.7 sq. feet)



Total area: approx. 264.7 sq. metres (2849.2 sq. feet)