

SCOTGATE MEWS, Scotgate, Stamford, Lincolnshire, PE9 2FX

savills



**INVESTMENT/DEVELOPMENT OPPORTUNITY
With Potential for Residential Conversion (STP)**

OVERVIEW

- Approx 0.108 acres (0.044 ha)
- Freehold subject to leases
- Located in central Stamford
- Fully let office building of 327.11 Sq M (3,522 Sq Ft) NIA – total rental income circa £39,850 pa exclusive
- Guide price £800,000 plus VAT

LOCATION

Scotgate Mews is prominently located close to Stamford town centre on Scotgate. A large public car park is located opposite the property.

Stamford is a prosperous, historic market town known for its many listed stone buildings, popular with tourists, visitors and shoppers.

Stamford is located adjacent to the A1, Peterborough is 12 miles away to the south-east and Grantham 20 miles to the north.

DESCRIPTION

The property comprises two fully let two storey office buildings of brick construction with predominantly open plan offices at ground and first floor level. There are 8 car parking spaces.

Unit 1 has a large open plan office on the first floor, a board room and kitchenette on the ground floor, air conditioning, a mixture of LED and fluorescent lighting throughout, a server room, WC's and 6 car parking spaces.

Unit 2 is currently used as treatment room with LED lighting and a WC.

Unit 3 has an open plan office with a kitchenette, LED lighting and 1 car parking space.

Unit 4 has an open plan office with a kitchenette, fluorescent lighting and 1 car parking space.

TENANCY SCHEDULE

Unit	Net Area Sq Ft	Gross Area Sq Ft	Rateable Value	Tenant	Lease to (Break Clause/Rent Review)	Rent *
1	1901	2286	£18,500	Urban Edge Architecture	2025 (B.C Tenant rolling break every 6 months) (R.R 2023)	£20,000
2	226	226	£2,600	Aquilia Acupuncture	2028 (B.C 2025) (R.R 2025)	£3,600
3	697.5	773.5	£7,000	Urban Edge Architecture	2025 (B.C Tenant rolling break every 6 months) (R.R 2023)	£8,000
4	697.5	773.5	£7,100	Landmark Media	2027 (B.C 2025) (R.R 2025)	£8,250
Total	3522	4059				£39,850

* Rents are shown exclusive of VAT

TENANTS/LEASES

Incans reports are available for the current tenants.

Copies of the leases are available upon request.

PLANNING

Planning permission reference number: SK.69/0165/92

LEGAL COSTS

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

EPC Rating

Unit 1: C Rating

Unit 2: C Rating

Unit 3: D Rating

Unit 4: D Rating

PROPOSAL

The property is available for a freehold sale.

Offers in excess of £800,000. VAT will be payable on the sale price.

FURTHER INFORMATION & VIEWING

For further information or to arrange an inspection, please contact:-

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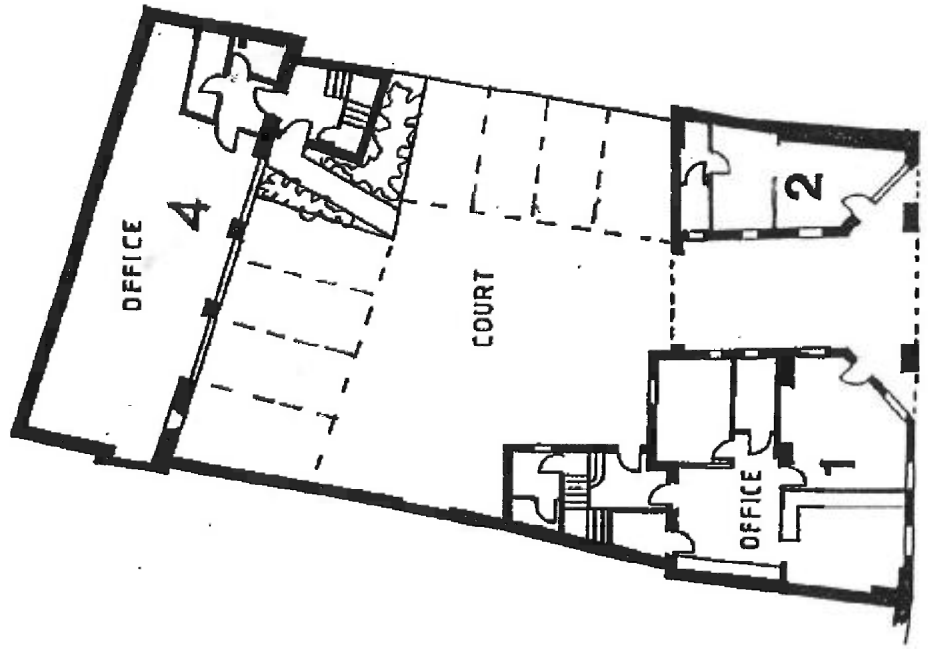
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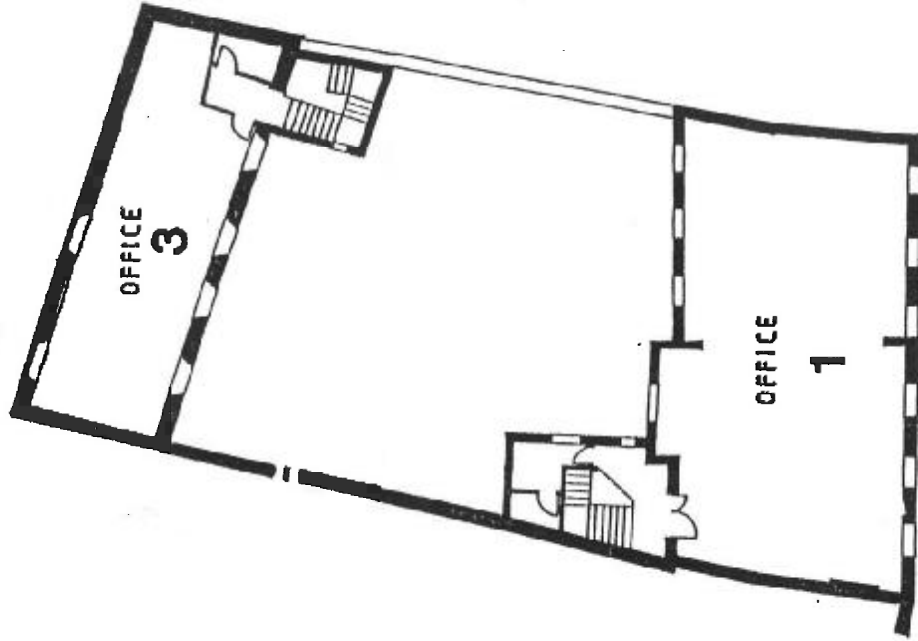
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September 2022



SCOTGATE

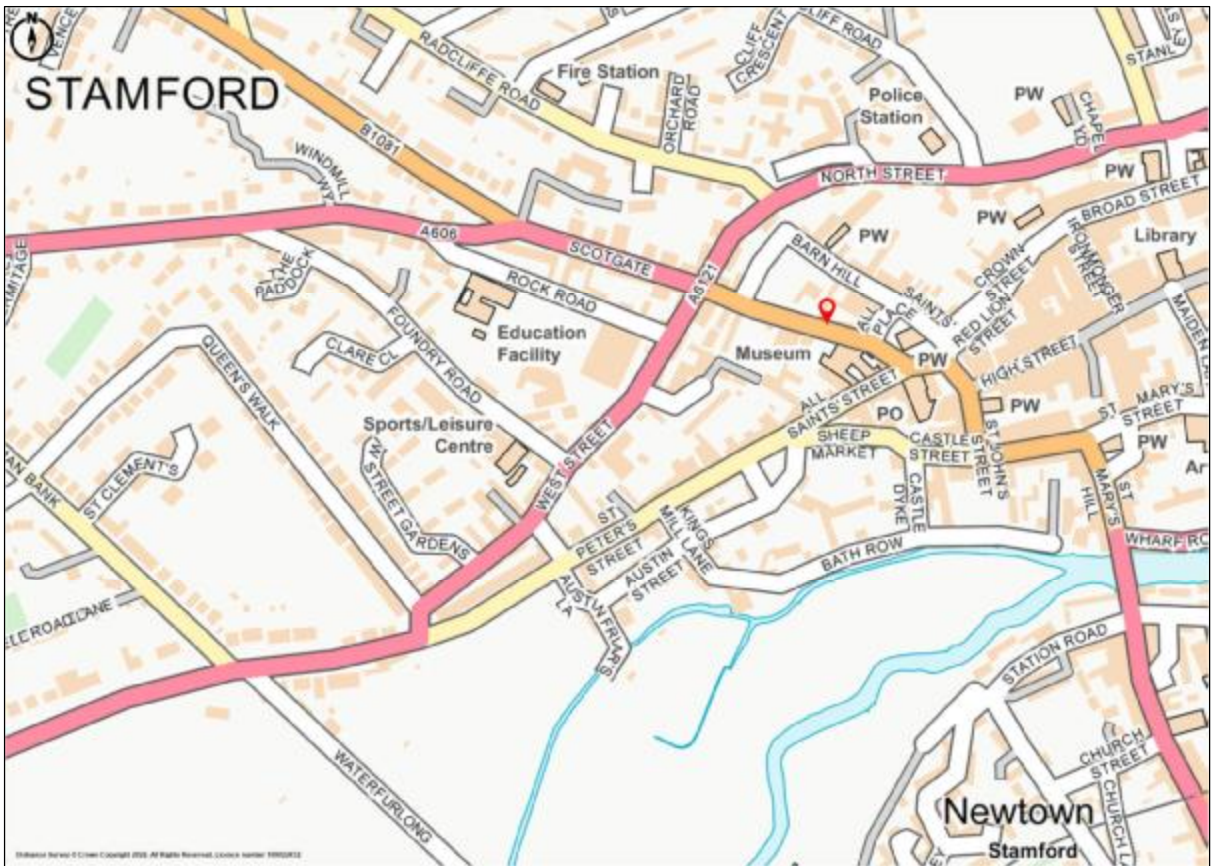
ground



first

S C O T G A T E M E W S , S T A M F O R D .





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LANDMARK INFORMATION

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