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BOURNE COMMERCIAL: www.longstaff.com



Garage Premises, Uffington Road, Stamford. PE9 2EX

Rent £45,000 Per Annum Plus VAT

- Extensive Forecourt, Showroom and Office Accommodation
- Car Parking and Storage Facilities
- Suitable for a Variety of Uses (subject to planning)
- Situated in a prominent position with good road profile and transport links to the town centre
- Showroom approx. 150m² (1,624 sq. ft.) / Offices and Stores approx. 70m² (750 sq. ft.) / Workshop and stores approx. 199m² (2,140 sq. ft.) – Total Site Area: 0.245 Hectares (0.605 Acres).

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

From the centre of Stamford proceed in an easterly direction along the A1175 and then onto the A6121 leading to Uffington Road. The property is located on the right (south) side of Uffington Road as you head in an easterly direction.

DESCRIPTION

The site is split over three levels:

Upper Level – Showroom (8.60m maximum x 17.00 m maximum) with offices and stores to the side.

Forecourt and car parking to the front and side of the building.

Middle Level – Workshop (9.20m maximum x 19.40m maximum) and stores with outside storage/car parking.

Lower Level – Outside storage/car parking.

Ramps, suitable for vehicles, link each of the levels.

TERMS

The property is available on flexible lease terms with a new lease being offered under the Landlord and Tenant Act 1954, subject to the following:

- Full Repairing and Insuring (FRI) Lease terms.
- Minimum term of 3 years.
- The rent will be reviewed every three years, upwards only to open market rental value.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954, sub-sections 24-28.
- Rent will be payable quarterly in advance.
- The Tenant will be required to pay a deposit amounting to one quarter rent prior to the commencement of the lease.
- Insurance - The tenant is to reimburse to the Landlord the Buildings Insurance premium in respect of this property. This will be subject to review and will be payable annually in advance. The Tenant will be responsible for insuring their use, the contents and withholding a Public Liability Insurance policy up to £10,000,000. The Tenant will also be responsible for insuring the plate glass.

- The hours of operation will be limited to 05:00-23:00.
- The tenant will not be permitted to assign or sub-let the premises without the landlord's prior written consent.

BUSINESS RATES

The Rateable Value of the unit as at the 1st April 2017 is £36,750. Interested parties are advised to contact South Kesteven District Council to confirm the exact amount of rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Viewings are available strictly by appointment with R Longstaff and Co – 01778 420406.

OTHER

Utilities, Outgoings and Business Rates: The Tenant will be required to meet the cost of all normal outgoings including utilities and Business Rates etc. in addition to telephone and internet usage.

FOUL DRAINAGE SYSTEM:

The property is served by a private foul drainage system which the Tenant will be responsible for emptying and maintaining.

ENERGY PERFORMANCE CERTIFICATE:

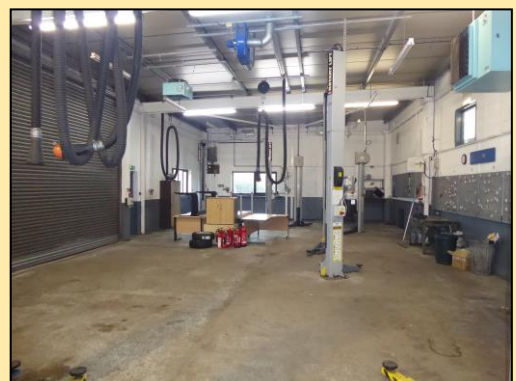
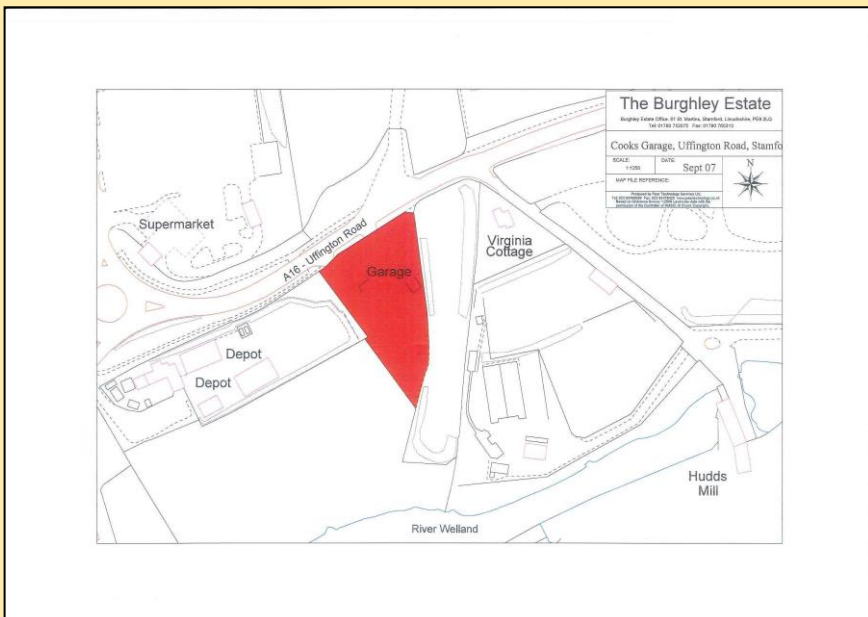
A copy of the Energy Performance Certificate relating to the premises is available upon request from the Agent's Bourne Office. EPC rating E.

THE ADVERTISING AND MARKETING AGENT FOR THIS PROPERTY ON BEHALF OF BURGHLEY HOUSE PRESERVATION TRUST LIMITED

Registration Number 951524 England

Charity Registration Number 258489

Registered Office : 61 St Martins, Stamford, Lincs. PE9 2LQ





TENURE Leasehold

SERVICES The unit has the benefit of mains electric, gas, water and a private foul drainage system.

LOCAL AUTHORITIES

South Kesteven District Council

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: 14561 (05/21)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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