

EST 1770



Longstaff^{.COM}

BOURNE COMMERCIAL: www.longstaff.com



19 St Martins, Stamford, Lincolnshire. PE9 2LA

TO LET: Asking Rent £23,400 per annum Plus VAT

Office unit in central location suitable for a variety of uses,
subject to planning. Gross Internal Area approx. 99.9m²
(1,075 sq.ft.)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

From the centre of Stamford, proceed passed The George Hotel and up St Martins Hill (B1081). The property is located on the left-hand side, approximately 100 meters from The George Hotel.

The property has the benefit of car parking facilities for two cars. The access is along the south side of the property directly from St Martins to two allocated car parking spaces – details can be provided by the Letting Agent.

DESCRIPTION/ACCOMMODATION

The property includes a number of room as follows:-

Entrance Lobby: 5.00m x 1.20m – Entrance from west facing door directly from St Martins.

South Office: 7.00m x 4.80m – Windows overlooking St Martins.

Rear Office: 1.50m x 1.00m plus 2.70m x 2.80m – South window overlooking roadway running along the side of the property.

WC: 1.20m x 2.00m – WC with wash hand basin.

North Office: 7.80m x 3.60m plus 2.60m x 2.60m – West window overlooking St Martins.

Rear Office: 1.80m x 1.00m plus 3.90m x 1.90m – East window overlooking rear garden area.

WC: 1.60m x 1.30m – WC with wash hand basin.

TERMS:

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

- The lease will be on an Internal Repairing (IR) basis.
- The lease will be for a minimum term of 6 years, although the Landlord may be prepared to include a break clause at the end of year 3.
- The rent will be reviewed at the end of year 3 - upwards only to open market rental value.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- The Tenant will be required to pay a deposit of £5,850.
- The Tenant will not be permitted to assign or sub-let the premises without the Landlord's prior consent.

INSURANCE

The Tenant is to reimburse to the Landlord the buildings insurance premium in respect of the 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 for maintaining a Public Liability policy up to £5,000,000. The Tenant will also be responsible for insuring plate glass.

BUSINESS RATES:

The Rateable Value of the unit is £11,750. 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.

OUTGOINGS:

The tenant will be responsible for all services/utilities and outgoing including telephone and broadband connections.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate (EPC) rating is "D".

VIEWINGS:

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

LANDLORD:

The advertising and marketing agent for this property on behalf of Burghley House Preservation Trust – Registration No. 951524 England. Charity Registration No. 258489. Registered Office 61 St Martins, Stamford, Lincolnshire PE9 2LQ.



SERVICES:

The property has the benefit of mains water, foul drainage, electric and gas.

LOCAL AUTHORITIES

District & Planning:

South Kes teven Distri ct Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT – 01476 406080

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex. CM20 9HA

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln. LN1 1YL

Electricity:

Western Power Distribution Customer Application Team, Tollend Road, Tipton. DY4 0HH

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 16202

ADDRESS

R. Longstaff & Co. LLP, 73b Abbey Road, Bourne, Lincolnshire. PE10 9EN

CONTACT

T: 01778 420406

E: kit@longstaff.com

www.longstaff.com

