

01733 897722

eddisons.com

RETAIL - TO LET

Eddisons

Incorporating Barker Storey Matthews



44 HIGH STREET, STAMFORD PE9 2BD

RENT: £55,000- £100,000

- Trading over two floors
- Pedestrianised high street
- Planning obtained to split into two units
- Prime location

220.18 -458.01 sq m

(2,370-4,930 sq ft) sales area

LOCATION

Stamford is an historic market town, located off the A1, with a population of around 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year. Nearby retailers include M&S, Tesco, The White Company, Costa Coffee, Superdrug and Starbucks.

DESCRIPTION

The property comprises a self-contained two storey building on the eastern end of the pedestrianised High Street. The property has a wide staircase in the middle of the store giving access to the upper floor. The premises were previously occupied by Wilko who traded both floors. There is a gross frontage of 13.02 m.

Planning consent was granted April 2024 to split the premises to provide two retail units with sizes from 2,370 sq ft. Layout plans attached. [Planning consent details South Kesteven District Council S24/0284](#)

ACCOMMODATION

	Sq ft	Sq m
Ground floor sales	3,066	284.84
Ground Floor ancillary	526	48.87
First floor sales	1,864	173.17
First floor ancillary	735	68.28
Net sales area	4,930	458.01

RENT

The rent for the unit as a whole is £100,000 per annum.

The rent for half the ground floor and the first floor is £65,000 per annum.

The rent for half of the ground floor is £55,000 per annum.

VAT

It is believed VAT will be charged on the rent.

BUSINESS RATES

The property has a Rateable Value of £95,000. Rates are usually charged at 51.2 pence in the pound, giving a rates payable for the current year of £48,640.

SERVICES

Mains electricity and water are believed to be available to the premises. Interested parties are, however, advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC rating of D (79).

LEASE TERMS

A new lease for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

Gavin Hynes
Gavin.hynes@eddisons.com
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801.176159
231023



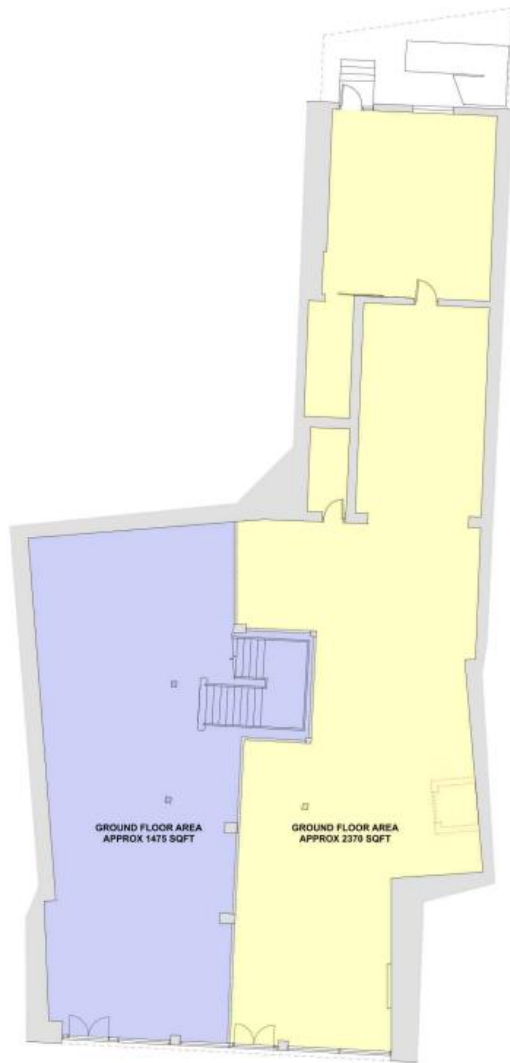
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Important Information

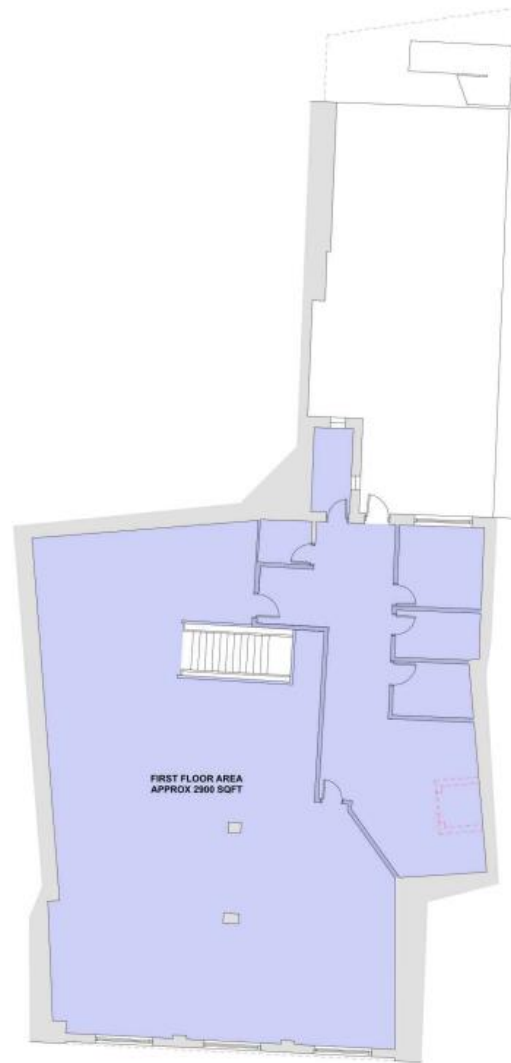
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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GROUND FLOOR SPLIT ALONG STRUCTURAL LINES, STAIRCASE RETAINED AND FIRST FLOOR UTILISED BY ONE GROUND FLOOR UNIT.

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