01733 897722 eddisons.com

RETAIL PREMISES TO LET



Incorporating Barker Storey Matthews



63 SCOTGATE, STAMFORD PE9 2YB

RENT: £7,000 pax

- Close to Stamford town centre
- Prominent frontage to a busy junction
- Large display window
- New lease available

24.88 sq m (267 sq ft)

LOCATION

Stamford is a historic market town within the county of Lincolnshire, approximately 14 miles north of Peterborough and to the east of the A1 Great North Road. The town has a growing population currently in the order of 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year.

DESCRIPTION

The premises are situated on Scotgate just to the north of the main town centre and only a short walk from Red Lion Square. There is considerable passing traffic and cars often stopped outside due to the traffic lights giving extra prominence to the property.

The premises comprise of a ground floor retail premises with frontage onto Scotgate.

ACCOMMODATION

NIA 24.88 Sq m 267 sq ft

RENT

The rent is £7,000 per annum exclusive

VAT

VAT is not chargeable on the rent

BUSINESS RATES

This property has a rateable value of £5,700. Occupiers who are UK registered and only occupy one unit should qualify for 100% small business rates relief and **no rates will be payable**. Interested parties are strongly advised to verify the rates payable figure with South Kesteven District Council.

SERVICES

We understand that mains electricity, water and drainage are connected. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

LEGAL COSTS

Tenant to make a contribution to landlords legal costs

FPC

This property has an EPC rating of E (119).

LEASE TERMS

On a new lease term to be negotiated.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

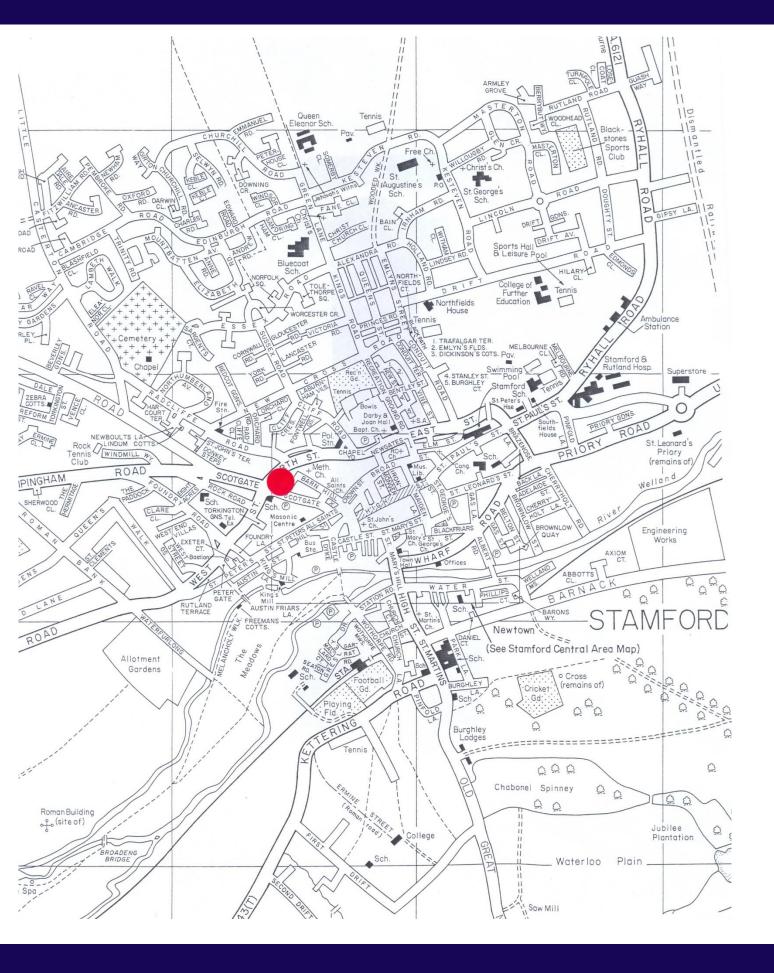
Gavin Hynes or Hattie Gullan-Whur Gavin.hynes@eddisons.com

<u>Hattie.gullan-whur@eddisons.com</u> 01733 897722

801.1209152 080524

For more information, visit eddisons.com T: 01733 897722 **Eddisons**

Incorporating Barker Storey Matthews



For more information, visit eddisons.com T: 01733 897722



Incorporating Barker Storey Matthews

Important Information