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RETAIL PREMISES TO LET

Eddisons

Incorporating Barker Storey Matthews



63 SCOTGATE, STAMFORD PE9 2YB

**RENT: £7,000 pax**

**24.88 sq m ( 267 sq ft)**

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

## 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

801.1209152  
080524

## 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

## EPC

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](mailto:Gavin.hynes@eddisons.com)

[Hattie.gullan-whur@eddisons.com](mailto:Hattie.gullan-whur@eddisons.com)  
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#### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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