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RETAIL PREMISES TO LET

Eddisons

Incorporating Barker Storey Matthews



14 ST MARY'S HILL, STAMFORD, PE9 2PD

RENT: £18,000 pax

Sales area of 51.1 sq m (551 sq ft)

- Attractive shop unit
- Busy trading location
- New lease available
- Basement storage

LOCATION

Stamford is an historic market town with a population in the order of 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year. The premises are situated in Stamford Town Centre on St Mary's Hill which together with St Mary's Street is the primary shopping area for independent quality retailing.

DESCRIPTION

The premises comprise a self contained ground floor shop unit extending to 551 sq ft. In addition there is a ground floor staff room at 73 sq ft plus a WC. There is a basement storage area of 291 sq ft.

ACCOMMODATION

Ground floor sales area	551 sq ft	51.1 sq m
Ground floor staff room	73 sq ft	6.8 sq m
Basement Storage	291 sq ft	27.03 sq m

Total	915 sq ft	84.9 sq m
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RENT

The rent is £18,000 per annum exclusive of VAT, Business Rates and all other usual outgoings.

VAT

VAT will be charged on the rent.

BUSINESS RATES

This property has a Rateable Value of £18,000. Rates are usually charged at 49.9 pence in the pound therefore the rates payable will be around £8,982. We strongly advise interested parties to check the rates payable figure with South Kesteven District Council.

SERVICES

Mains electricity, water and drainage are believed to be connected to the property. Interested parties are advised to make their own enquiries to the relevant service providers. No warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

LEGAL COSTS

Each party to bear their own costs in this transaction.

EPC

An EPC has been commissioned and will be available shortly.

LEASE TERMS

On a new lease term to be agreed with the agent.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons incorporating Barker Storey Matthews

Gavin Hynes or Hattie Gullan-Whur
Gavin.hynes@eddisons.com
Hattie.gullan-whur@eddisons.com
01733 897722

801.1210394
240614



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

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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