

# Richardson

52 St Martins  
Stamford  
PE9 2LG

Commercial Property Specialists

**TO LET**

**£19,250 Per Annum**



- Quality Office Space
- Grade II\* Listed
- Town Centre
- Attractive Building
- 66.63 Sq m (717 Sq ft)
- Air Conditioning
- EPC: Exempt
- Fully Furnished

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 762433**

## **LOCATION**

The property is located on High Street, St Martins, close to the town centre and to the south of the town bridge. The Bull and Swan is almost directly opposite the property and Stamford High School, Burghley Park and St. Martins Antiques Centre all close by. There is on road parking close to the premises.

Stamford is a prosperous, historic market town renowned for its many listed, stone buildings and popular with tourists, visitors and shoppers. The town is situated adjacent to the A1 with Peterborough some 12 miles to the south east and Grantham approximately 20 miles to the north.

## **DESCRIPTION**

The property comprises good quality office accommodation set within an attractive, well appointed Grade II\* listed building. The accommodation is the first floor with shared kitchenette and W.C facilities as well as a communal entrance off High Street St Martins. The property benefits from air conditioning, carpet covered floors and the option to be fully furnished.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

First Floor- 66.63 Sq m (717 Sq ft)

## **SERVICES**

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

Interested parties should make their own enquiries as to the amount of rates payable.

## **TERMS**

The property is available to let for a term of years to be negotiated.

## **LEGAL COSTS**

Each party to pay their own legal costs incurred.

## **VAT**

We understand that VAT will not be charged on the rent.

## **EPC**

Exempt

## **VIEWING**

For an appointment to view or further information please contact –  
Andrew Leech t: 01780 758007 e: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk)





**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in processing a sale.