

# Richardson

1 Gooches Court  
Stamford  
PE9 2RE

Commercial Property Specialists

**FOR SALE**

**GUIDE PRICE £475,000**



- Commercial Investment Property With Development Potential
- Fully Let & Producing £23,583 Per Annum Rental Income
- Development Potential - Subject To Planning
- Comprising Ground Floor Shop With First & Second Floor Offices
- For Sale Freehold Subject To Leases
- Close To Town Centre

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



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

**01780 762433**

## LOCATION

Stamford is a prosperous, historic market town renowned for Burghley House, its many listed stone buildings and is 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.

The property is located on a prominent corner position in the centre of the town overlooking The Meadows, River Welland and adjacent to the public car park and local amenities.

## DESCRIPTION

The property comprises of a three storey stone building beneath a pitched tiled covered roof with dormer windows, situated on the corner of Bath Row and the Bath Row Car Park. All windows are double glazed units. A roller shutter door is installed in the shop.

Ground Floor, 1 Gooches Court is a ground floor lock-up shop with entrance and front elevation to Bath Row. It has a net internal floor area of 63.21 sq m (680 sq ft).

First Floor, 1 Gooches Court is an office comprising two rooms with a net internal floor area of 52.21 sq m (562 sq ft).

Second Floor, 1 Gooches Court is an open plan office with a store room to one end with a net internal floor area of 42.25 sq m (454 sq ft).

There are shared w.c and kitchen facilities at the rear of the building together with a separate side entrance door off Bath Row Car Park.

## TENANCIES

Ground Floor, 1 Gooches Court is subject to a 3 year lease commencing on the 1st July 2020, on internal repairing and insuring terms at a rent passing of £10,000 per annum exclusive. The lease is contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

First Floor, 1 Gooches Court is subject to a 3 year lease commencing on the 20th April 2020 on internal repairing terms at a rent passing of £7,409 per annum exclusive. The lease is contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954. The rent is subject to annual RPI increases.

Second Floor, 1 Gooches Court is subject to a 3 year lease commencing on the 20th April 2020 on internal repairing terms at a rent passing of £6,174 per annum exclusive. The lease is contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954. The rent is subject to annual RPI increases.

The landlord manages the common parts of the building and charges back the cost of cleaning, utilities and electricity usage to the individual tenants. A proportion of the building's insurance premium is recovered from the ground floor tenant only.

## SERVICES

We understand the property is connected to mains electricity, water and sewerage. No enquiries have been made of the relevant supply companies to confirm or otherwise the existence of these services.

## RATING ASSESSMENT

From enquiries made to the Valuation Office website we understand that the following assessment applies:

Address	Description	Rateable Value
Ground Floor, 1 Gooches Court	Shop & Premises	£7,500
First Floor, 1 Gooches Court	Offices & Premises	£6,300
Second Floor, 1 Gooches Court	Offices & Premises	£3,700

Address	Issue Date	Asset Rating
Ground Floor, 1 Gooches Court	27 <sup>th</sup> June 2020	C73
1 <sup>st</sup> & 2 <sup>nd</sup> Floors, 1 Gooches Court	29 <sup>th</sup> January 2021	E124

### OPPORTUNITY

The property has been in commercial use for many years and currently represents a good income producing investment opportunity. In addition there may be scope to develop all or parts of the property for residential use subject to the grant of the necessary consents.

### INFORMATION PACK

An information pack is available on application to the agent containing:

- Copies of the leases
- Floor plans
- EPC's
- Title Documents
- Electrical test report
- Asbestos Survey Report

### TERMS

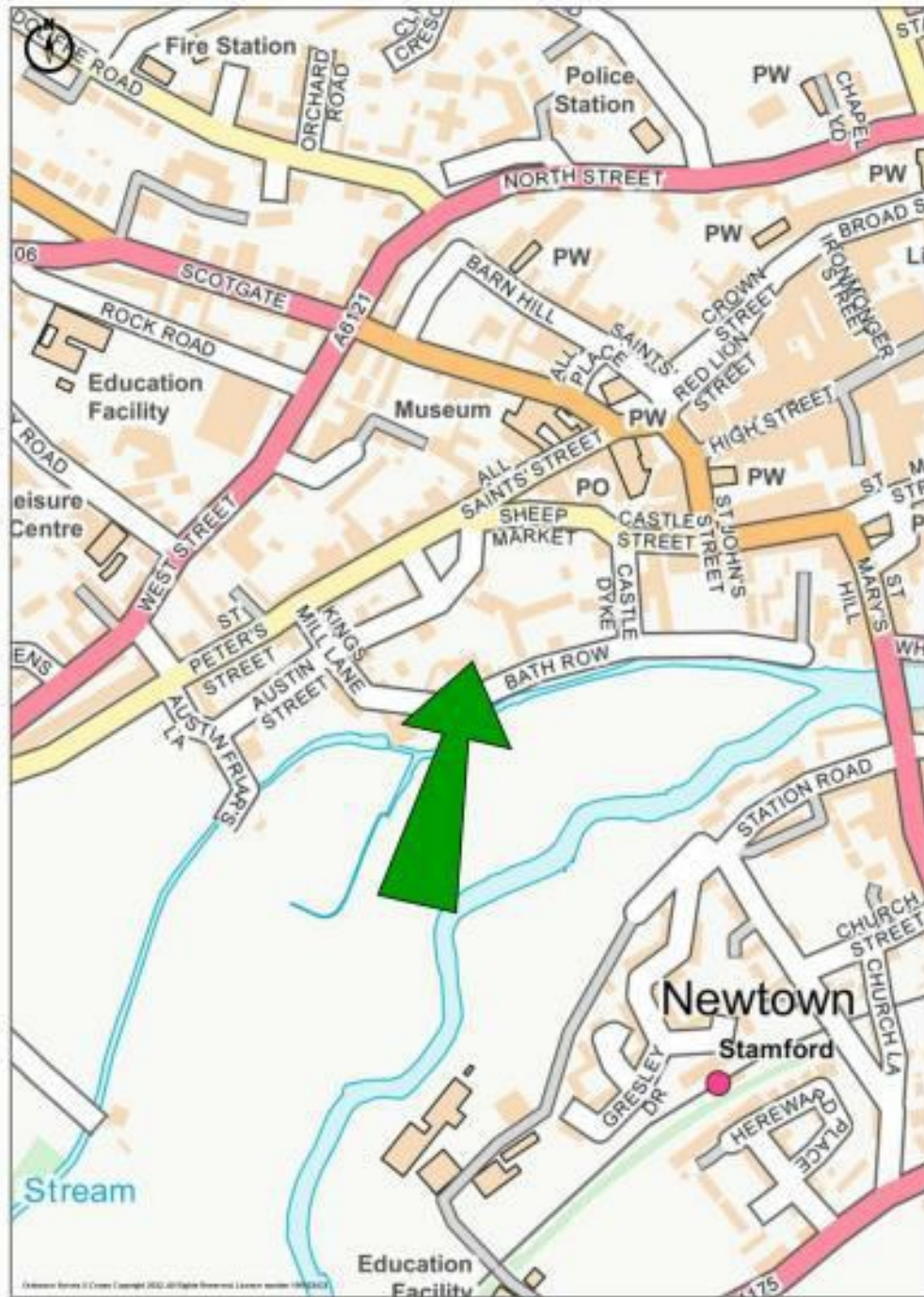
The property is for sale freehold subject to leases, at a price guide of £475,000.

### VAT

The property is not elected for VAT.

### VIEWING

For an appointment to view or further information please contact -  
Charlie Burrows t: 01780 758005 e: cburrows@richardsonsurveyors.co.uk  
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

**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 agreeing a sale