

Richardson

28 St. Leonards Street
Stamford
PE9 2HL

Commercial Property Specialists

FOR SALE

GUIDE PRICE £275,000



- Commercial & Residential Investment
- Part Let
- For Sale Freehold Subject To Leases
- Close To Town Centre
- Comprising Two Shops & A Self-contained Flat
- Prominent Corner Position

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



www.richardsonstateagents.co.uk

01780 762433

LOCATION

Stamford is a prosperous, historic market town renowned for its many listed, stone buildings and popular with tourists, visitors and shoppers. The town is located adjacent to the A1 with Peterborough approximately 12 miles to the south east, Corby 16 miles to the west and Grantham 22 miles to the north.

DESCRIPTION

This substantial brick built building occupies a prominent location at the corner of St. Leonard's Street and Brazenose Lane, only a short walk from the town centre. The building comprises two lock up shops on the ground floor and a self-contained flat over both ground and first floor.

The larger of the two shops has a frontage onto both St. Leonard's Street and Brazenose Lane, whilst the smaller shop has a frontage to Brazenose Lane. Both shops share a W.C which is located between them. The flat is accessed off Brazenose Lane and comprises a gally kitchen on the ground floor, two bedrooms, a bathroom and a sitting room on the first floor. The flat benefits from a small 'sun terrace' on the roof at the rear.

ACCOMMODATION

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

SCHEDULE OF FLOOR AREAS	Sq. M.	Sq. Ft.
28 St Leonard's Street	37.57	404
Made to Fit – Brazenose Lane	16.74	180
1A Brazenose Lane	52.27	616
Total Net Internal Floor Area	106.58	1,200

TENANCIES

28 St Leonard's Street
Sold with vacant possession.

Brazenose Lane

This is let to a private individual at a rent of £300 per calendar month. No tenancy agreement is in place. We understand that the tenant has been in occupation for over 10 years.

1A Brazenose Lane

This flat is let to a private individual on an Assured Shorthold Tenancy which commenced on the 1st October 2009. The lease is now holding over at a current rent passing of £545 per calendar month.

SERVICES

We understand that mains electricity, water and drainage are connected to all parts of the building and gas is connected to 1a Brazenose Lane. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations.

BUSINESS RATES / COUNCIL TAX

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

Address	Description	Ratable Value
28 St Leonard's Street	Shop and premises	£6,000.00
Brazenose Lane	Shop and premises	£3,000.00
1A Brazenose Lane	Flat	Council Tax Band A

TERM

The entire property is for sale freehold subject to leases, at a price guide of £275,000.

EPC

Energy rating in respect of the ground floor is D.

Energy rating in respect of flat 1A Brazenose is D61.

VAT

We understand that VAT will not be charged.

LEGAL COSTS

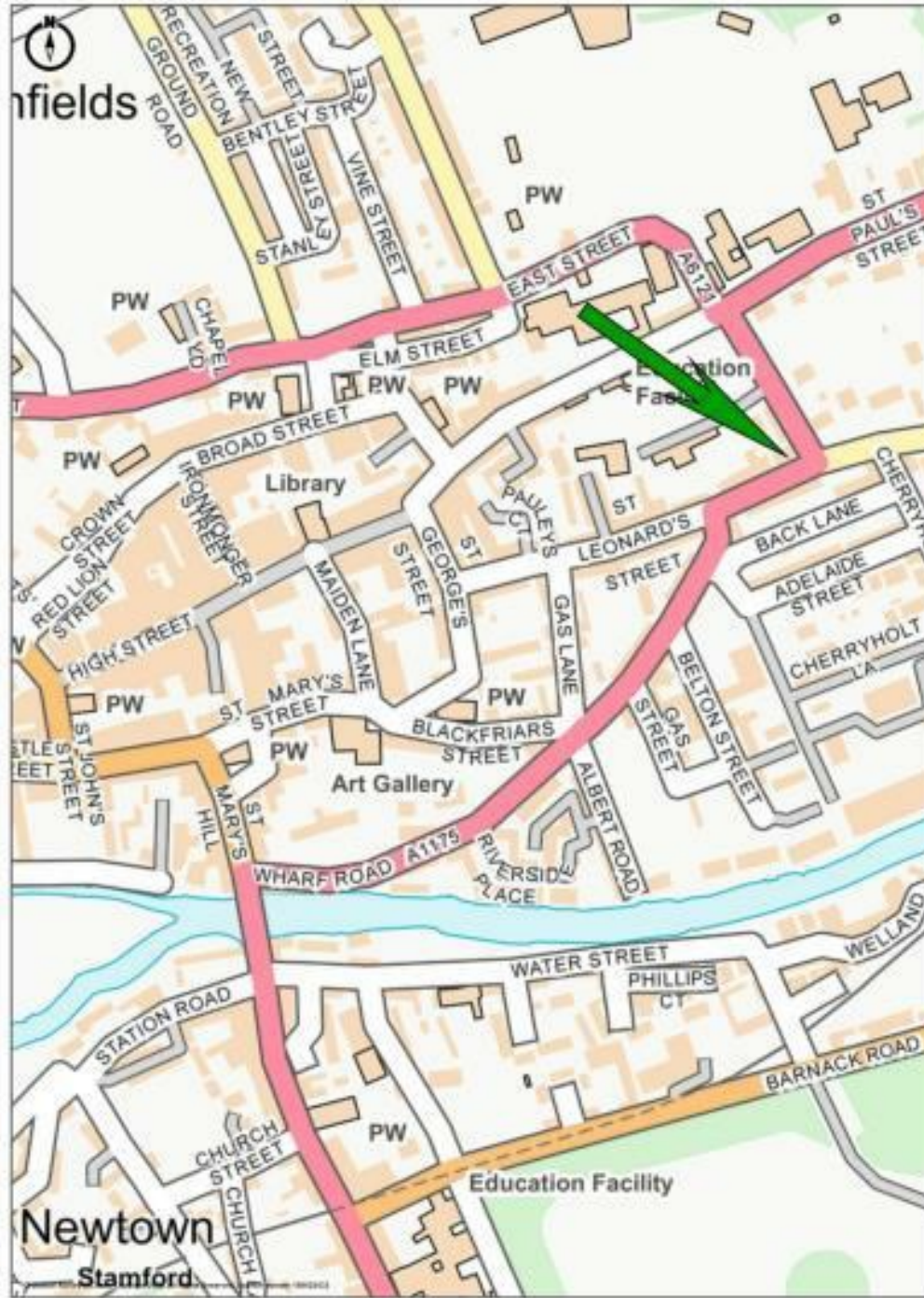
Each party to bear their own legal costs incurred in the transaction.

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



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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