

# Richardson

Commercial Property Specialists

The Reading Room  
Tallington  
Bainton Road  
Stamford  
PE9 4RT

**FOR SALE**

**Guide Price £40,000**



- Detached Building
- For Sale Freehold
- Development Potential STP
- 19.29 Sq M (207 Sq Ft)
- Plot Size 0.02 Acres
- EPC: N/A

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



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

**01780 762433**

## LOCATION

The property is located In the Lincolnshire village of Tallington, off the main road on Bainton Road.

## DESCRIPTION

The property comprises a single storey brick built former reading room under a pitched tiled roof and set within a grassed plot. There is potential for development / change of use subject to the grant of the necessary consents.

## ACCOMMODATION

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

Reading Room : 19.29 Sq M (207 Sq Ft)

Plot: 0.008 Hectares (0.02 Acres) approx

## SERVICES

We understand that mains electricity is connected. 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 as to their existence and condition.

## TERMS

The property is available freehold with full vacant possession.

## EPC RATING

Energy Rating: Exempt.

## LEGAL COSTS

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

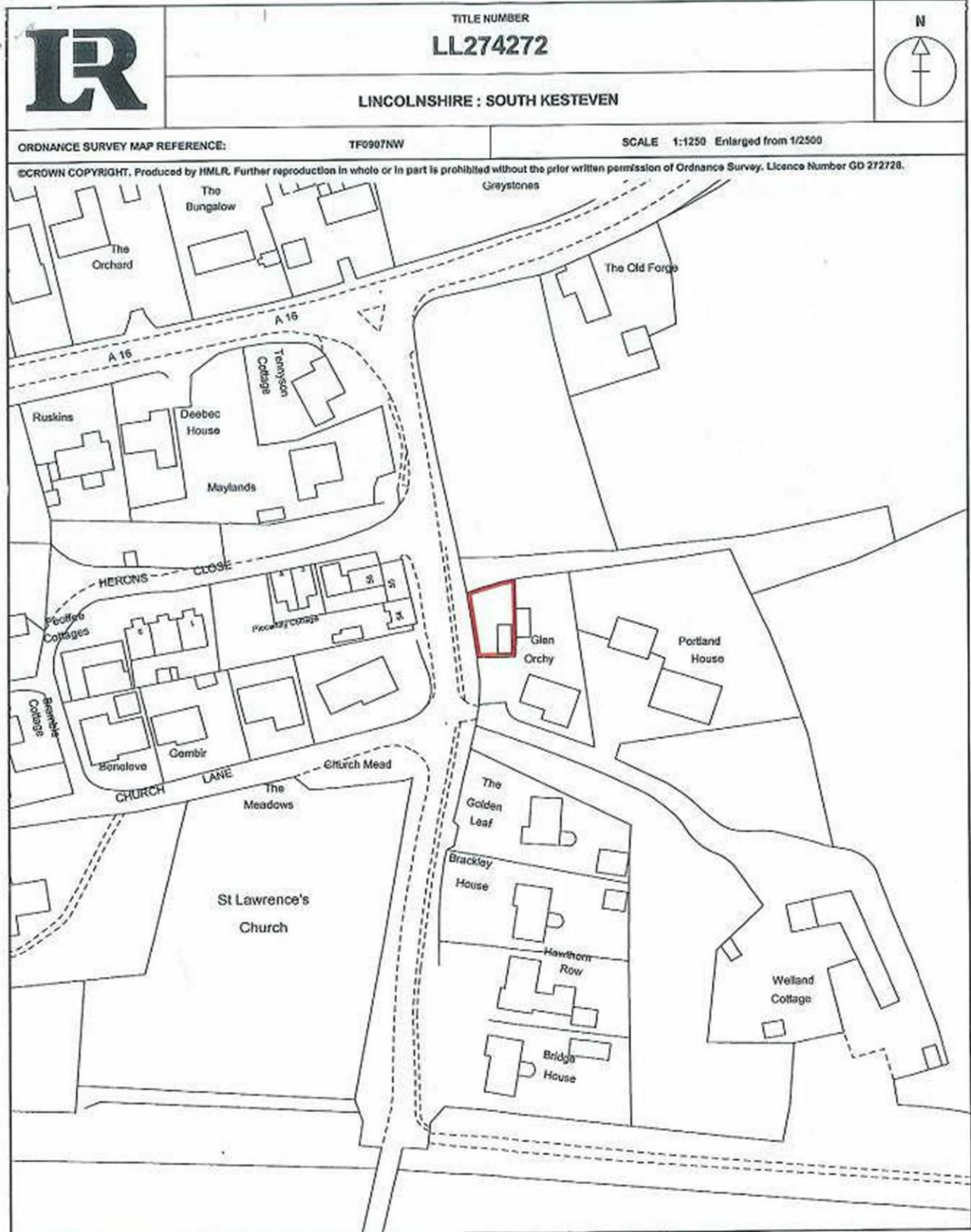
## VIEWING

For an appointment to view or further information please contact -

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 3 October 2006 at 16:41:44. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 3 October 2006.

This title is dealt with by the Kingston-Upon-Hull District Land Registry.





**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