

# Richardson

Commercial Property Specialists

42 Broad Street  
Stamford, PE9 1PX

**TO LET**

**£24,000 Per Annum**



- Town Centre
- EPC: tbc
- NIA: 125 Sq M (1,345 Sq Ft) approx
- Flexible Terms
- Corner Retail Premises
- Prominent Frontage
- New Lease
- Ground Floor

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



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

**01780 758007**

## **LOCATION**

The property is situated prominently on the corner of Broad Street in the town centre. Other occupiers on the street include The Corn Exchange Theatre, Barclays, Paten & Co and Smithers of Stamford. The premises benefits from views of attractive architecture to the north-west including the traditional Hospital of William Browne and Stamford Business Centre.

## **DESCRIPTION**

The property comprises a ground floor retail premises. The corner unit benefits from a large double-facing frontage with exposure to pedestrians on Silver Lane and Broad Street. Internally the property consists of a reception and open sales area with air conditioning and W/C facilities to the rear.

## **ACCOMMODATION**

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

Approximate NIA: 125.1 Sq M (1,350 Sq Ft)

## **SERVICES**

We understand that mains electricity, 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**

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: tbc

Interested parties should however rely on their own enquiries as to the amount of rates payable.

## **TERMS**

The property is available on a new full repairing lease commencing March 2023 for a term of years to be negotiated.

## **LEGAL COSTS**

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

## **VAT**

VAT may be charged on the rent.

## **EPC RATING**

EPC: tbc

## **NOTICE**

The bar area and stairs will be removed and catering uses will not be permitted on the premises.

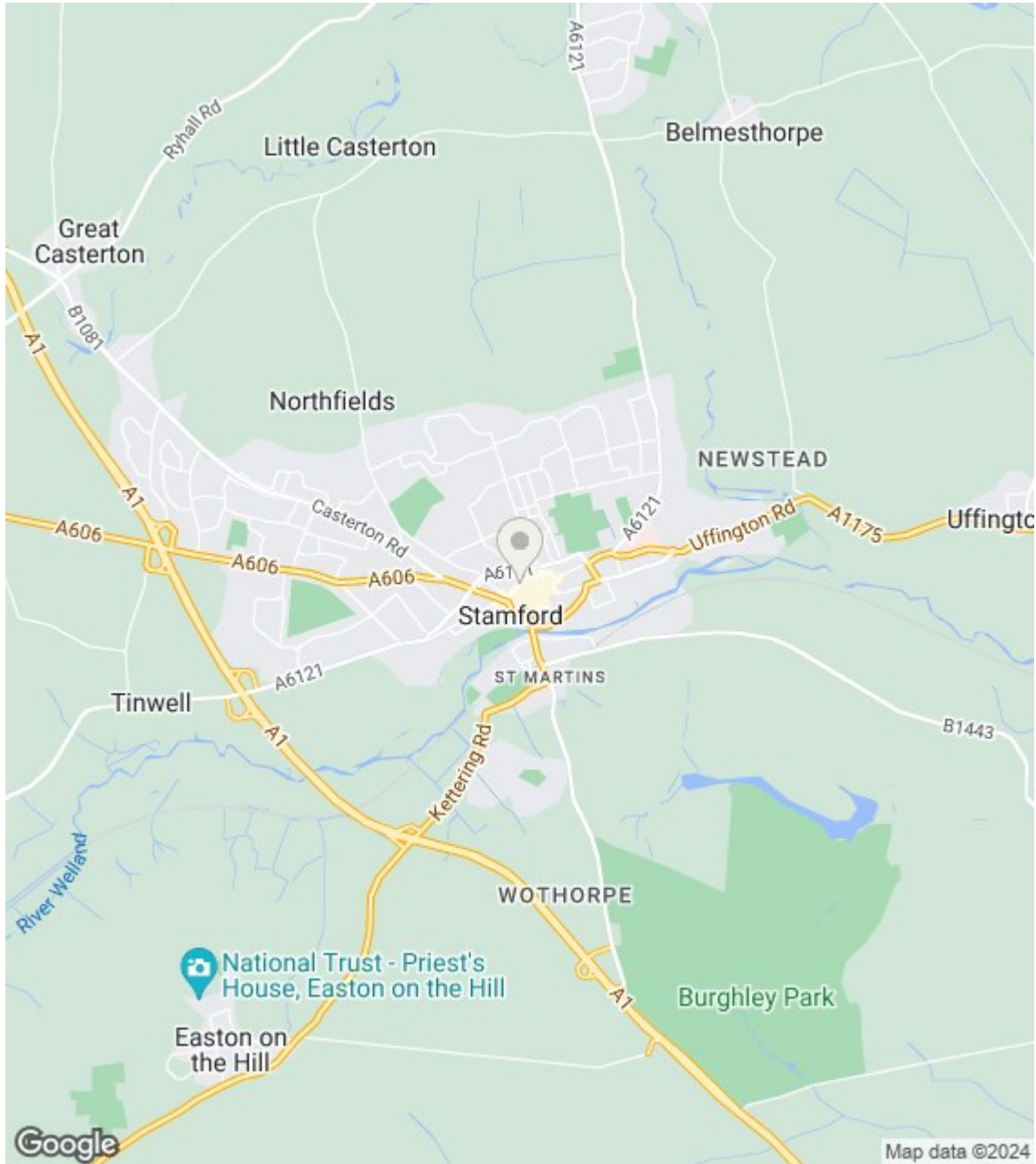
## **VIEWING**

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 agreeing a sale