

TO LET

£15,000 plus VAT pax



- First and Second Floor Offices
- Central Location
- Competitive Terms
- Epc : C 72
- 125 Sq M (1,360 Sq Ft) NIA
- Close To High Steet
- To Let
- May split floors separately

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

LOCATION

The historic market town of Stamford is situated east of the A1 Great North Road 14 miles north west of Peterborough and 21 miles south of Grantham. The A1 has been upgraded to motorway standard between Huntingdon and Peterborough which provides easy access

DESCRIPTION

The property comprises and bright airy open plan office space with partitioned executive office, on the second floor of a mixed use property. Access to the property is via a communal rear entrance with shared staircase and W.C.

ACCOMODATION

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

125 Sq M (1,360 Sq Ft)

The premises can be split with each floor let separately.

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 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: £13,000

Interested parties should however rely on 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.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the common areas, building insurance and water rates.

LEGAL COSTS

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

EPC

Energy Rating - C 72

VIEWING

For further information or an appointment to view please contact

Andrew Leech at RICHARDSON

Direct line: 01780 758007

e: 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.
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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