

TO LET

£29,500 plus VAT pa ex



- Warehouse/Workshop Premises
- Eastern Industry
- EPC: 103E
- GIA 374 sq m (4,025 sq ft)
- Good on site parking
- To Let – New lease

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

LOCATION

This unit is located in the established commercial area of Fengate on the east side of Peterborough and accessed from Vicarage Farm Road which is a short distance East of Peterborough's ring road (A1139), which provides easy access to the A47, A15 and A1 (M). Peterborough is situated approximately 14 miles to the south east of Stamford, 9 miles south of Market Deeping, 23 miles north of Huntingdon and 23 miles east of Corby.

DESCRIPTION

The property comprises the right-hand unit of a pair of units located on a small private industrial estate. The building is of steel portal frame construction with brick and block walls surmounted by metal cladding. The unit offers clear open span accommodation having a height to eaves of 5.0 m. A roller shutter loading door is located in the front elevation. Male and female w.c's are installed together with an office.

In front of the unit is a concrete surfaced communal yard accessed via steel gates off Vicarage Farm Road. The unit has allocated parking to the right-hand side of the yard.

ACCOMMODATION

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

Approximate GIA 374 sq m (4,025 sq ft).

SERVICES

We understand that the unit is connected to mains water, three phase electricity and drainage. None of the services, 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

We understand that the following assessment applies.

Workshop & Premises Rateable Value £24,250

Interested parties are advised to direct their enquiries as to the rates payable to Peterborough City Council.

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated. The lease will be made outside of the security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord will be responsible for insuring the premises charging back the premium to the tenant.

VAT

We understand that VAT will be charged on the rent.

EPC

The property has an Energy Performance Certificate (EPC) of 103E valid to January 2031.

LEGAL COSTS

Each part to pay their own legal costs incurred in the transaction.

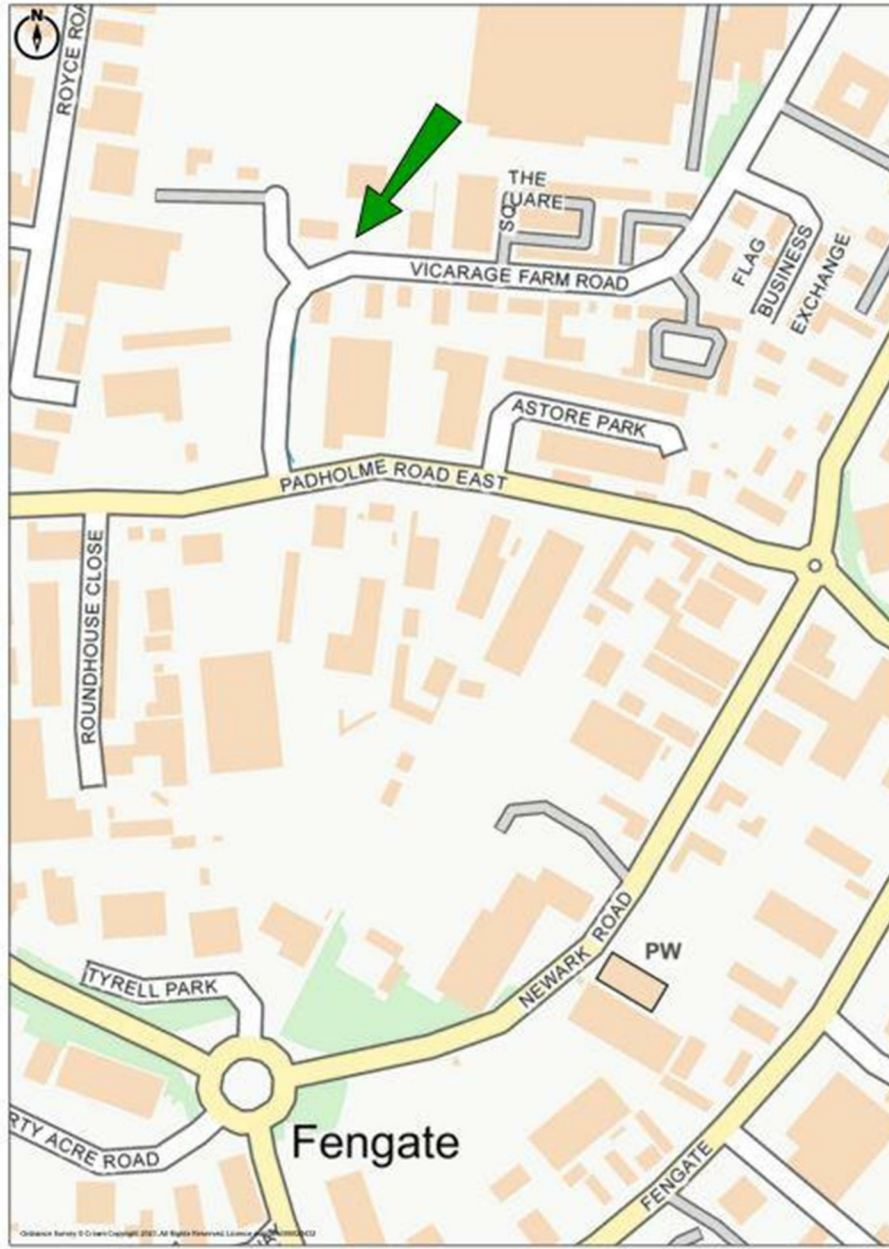
VIEWING

For further information or an appointment to view please contact the sole letting agent Andrew Leech at Richardson on 07812 086550 or email: aleech@richardsonsurveyors.co.uk.

Internal view of the unit



Location



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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.