

TO LET

£100,000 plus VAT Per Annum



- Warehouse / Light industrial Unit
- 2,319 Sq M (24,959 Sq Ft)
- Two storey offices
- New lease available
- Onsite parking
- 4.62 meters to eaves
- EPC C
- To Let

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

LOCATION

The property is located off the A15, Uffington Road on the east side of Stamford, immediately to the rear of Mole Country Stores. Other users on site include Stamford Self Storage, Priory Veterinary Practice and Smart Box Self Storage and Optima Storage. The recently built Aldi Store is close by.

DESCRIPTION

The property comprises a steel frame building offering clear open plan production and storage space with a height to eaves of 4.62 m. A two storey office suite has been installed within the building, set out as a reception / showroom, eight individual offices (four of which are on the first floor), mess room and associated staff facilities. LED lights, translucent roof panels and a “buzz bar” are installed.

Vehicular access is via a 5.9 m wide electrically operated shutter door at the front of the building and at the rear of the building there is a small enclosed “sitting out” area.

Car parking is available immediately in front of the building within a shared yard area protected by a steel palisade fence.

ACCOMODATION

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

Approximate GIA 2,319 Sq M (24,959 Sq Ft)

SERVICES

We understand that mains electricity is connected. Water is via a sub metered landlord supply. A septic tank serves the w.c's. None of these services, or any other plant and equipment has been tested by Richardson and prospective occupiers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries of the Valuation Office website, we understand that the following rating assessment applies: Warehouse & Premises £63,500

Prospective lessees should make their own enquiries of South Kesteven District Council as to the amount of rates payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating: C

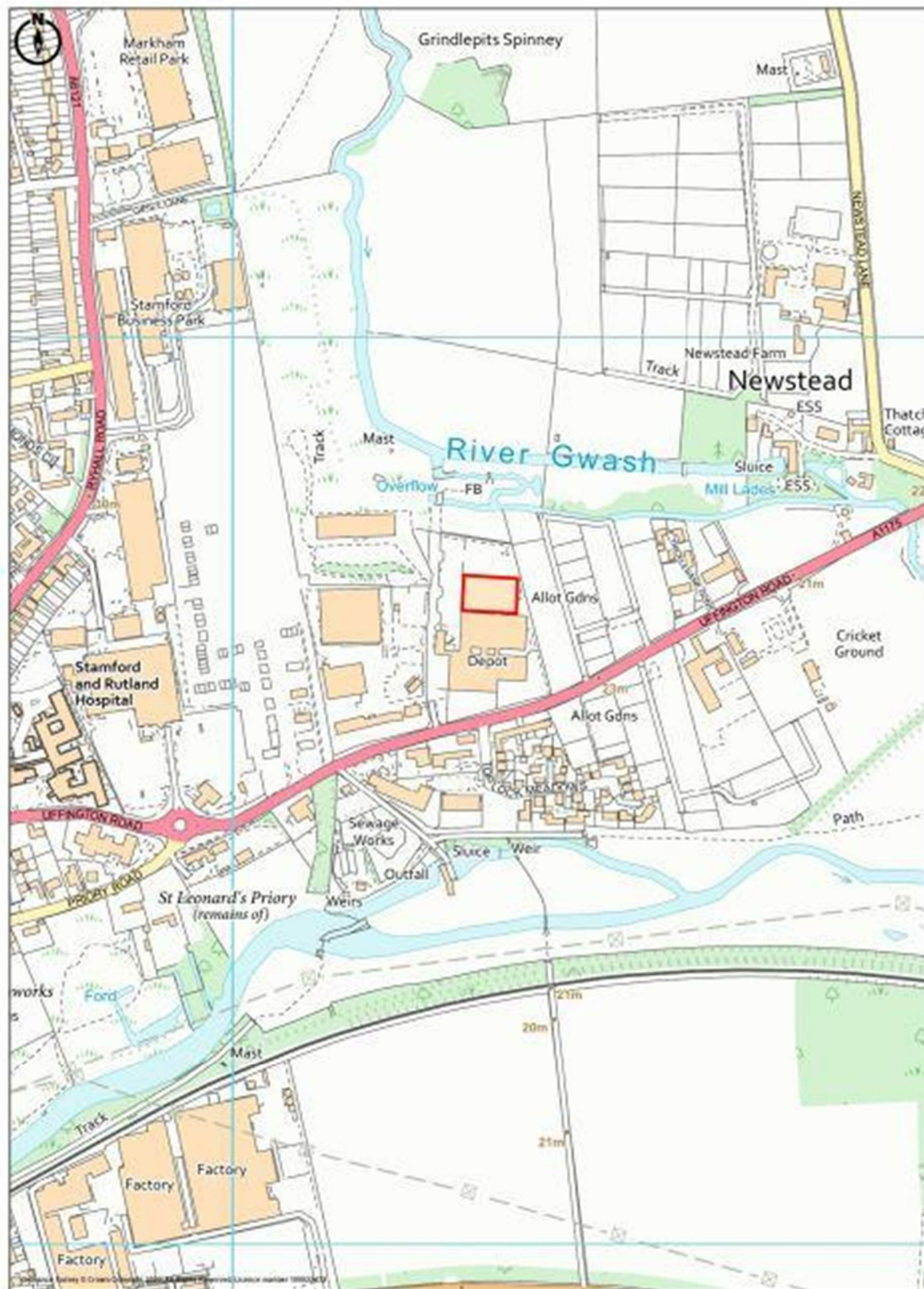
TERMS

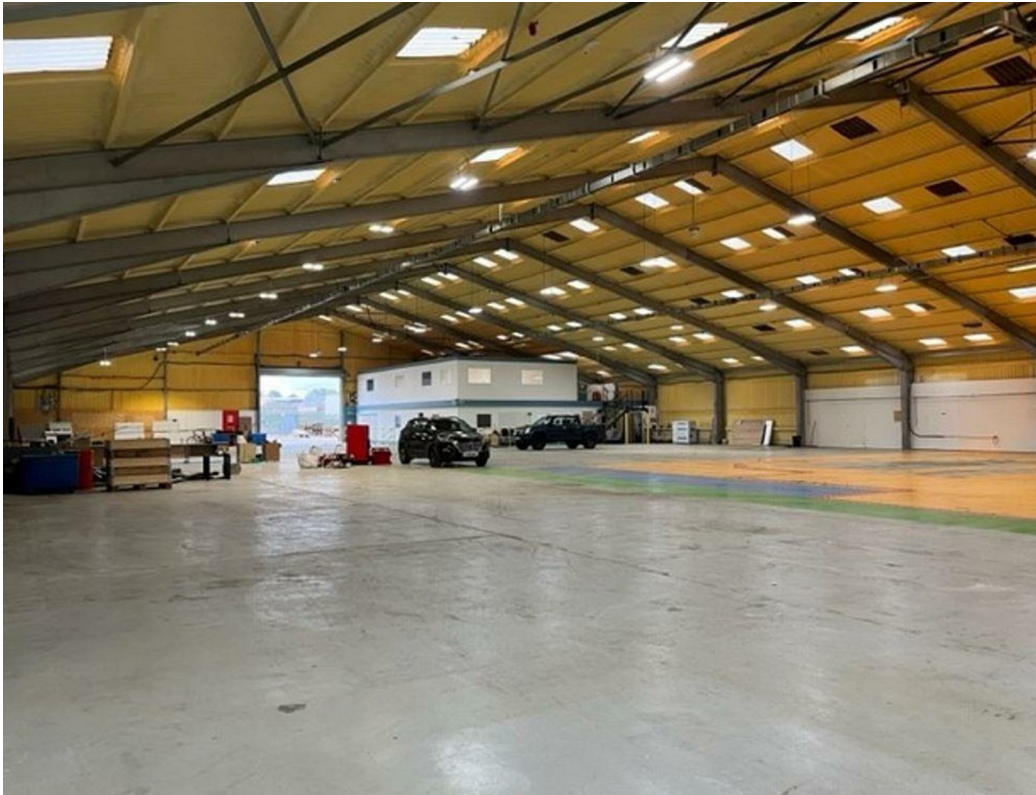
The premises are available on a new full repairing and insuring lease for £100,000 Per Annum. VAT will be charged on the rent. The lease will be made outside of the security of tenure provisions of the Landlord & Tenant Act 1954. Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

For further information or an appointment to view please contact the sole selling agent Andrew Leech at Richardson on 01780 758007 or email: aleech@richardsonsurveyors.co.uk

LOCATION PLAN





Internal views of the warehouse / production area



Reception / Showroom



First floor offices

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.