

FOR SALE

Price Guide £350,000



- Vacant lock-up shop with let self-contained flat above
- First / second floor flat 67.0 sq m (721 sq ft)
- Ground floor & Basement 66.38 sq m (713 sq ft)
- For Sale

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

LOCATION

The property is located in Stamford, an attractive, historic market town located approximately 1 mile east of the A1 Trunk Road on the Cambridgeshire/Lincolnshire/Rutland border, approximately 8 miles north west of Peterborough and 100 miles north of London. The town is situated on the River Welland and consists of many historic buildings and Burghley House.

The property is situated in the town centre close to the junction between The High Street, St Paul's Street and Star Lane. Nearby occupiers include Domino Pizzas, M&S Foodhall and O2.

DESCRIPTION

The property is situated in a prominent position on St Paul's Street and comprises of a self-contained lock up shop on the ground floor with w.c and basement and a self-contained two bedroom flat on the first and second floors.

The building is generally of stone construction beneath a Collyweston slate roof with recently replaced dormer window in the front elevation. Access to the flat is via a shared passage off St Paul's Street which leads to a steel staircase and decking at the rear of the property. The building is Grade II listed.

ACCOMMODATION

The property has the following approximate floor areas measured in accordance with the RICS code of measuring practice on a net internal floor area basis:

Sales 34.18 sq m (368 sq ft)

Basement store (approx.) 30.00 sq m (322 sq ft)

Kitchen 2.20 sq m (23 sq ft)

First / second floor flat 67.0 sq m (721 sq ft)

SERVICES

We understand that mains water, electricity and drainage are connected to the premises. 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:

Shop & premises £7,000

Prospective purchasers should make their own enquiries of South Kesteven District Council as to the amount of rates payable and Small Business Rates relief should apply.

TENURE

The lock-up shop is let to a travel company with their lease ending 14th July 2024. The flat is currently let on an Assured Short hold tenancy at a rent of £695 pcm commencing February 2024 and ending July 2024.

TERMS

The property is For Sale freehold– price guide £350,000.

EPC

44 St Paul's Street – Ground Floor Shop - EPC tbc.

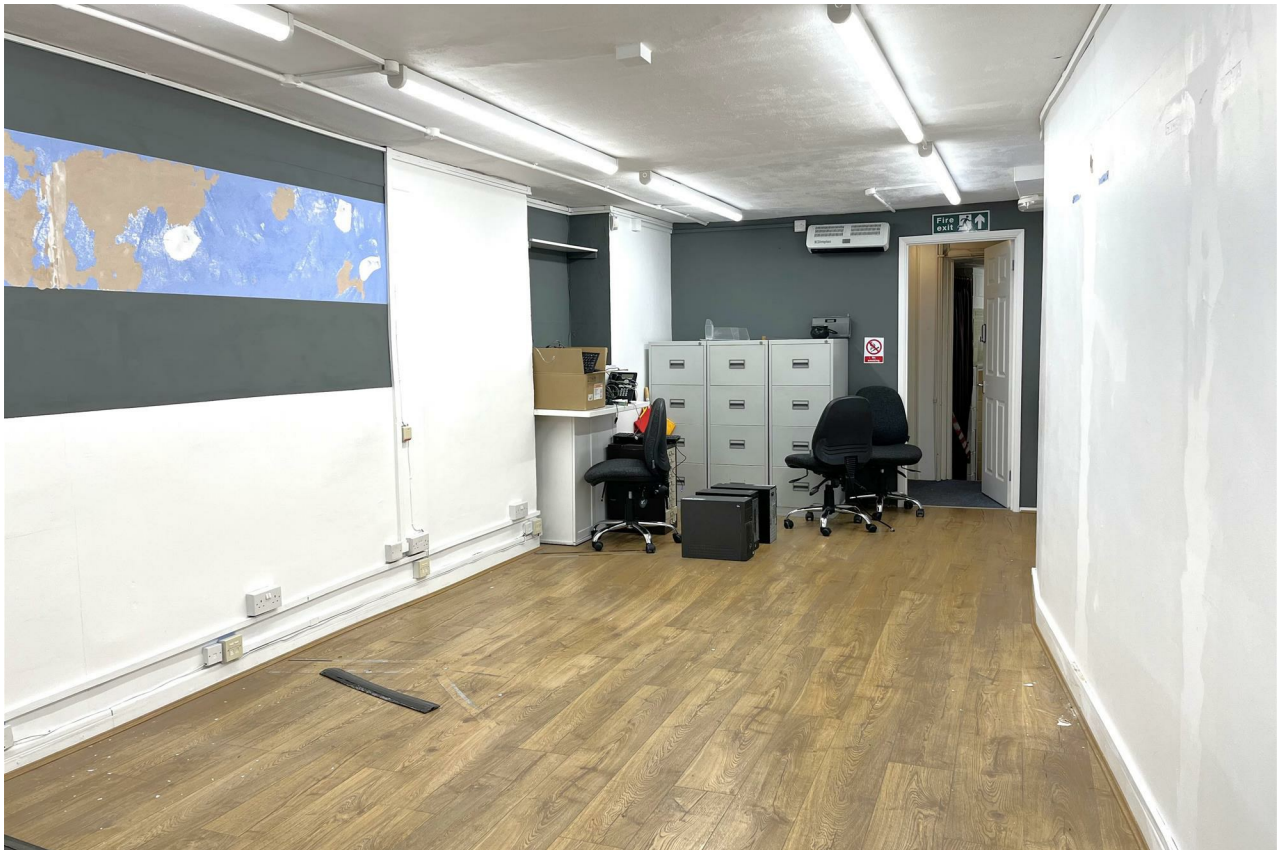
44A St Paul's Street – First / Second Floor Flat - EPC tbc.

LEGAL COSTS

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



Richardson





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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