

**TO LET**

**£9,000 Per Annum**



- Ground Floor Lock Up Shop
- Located On Neighbourhood Parade
- Eligible For Small Business Rates Relief
- 64.6 Sq M (695.35 Sq Ft)
- EPC: C
- TO LET- New Lease

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

## **LOCATION**

The property is located on Scalford Drive in the Welland area of Peterborough, approximately 0.5 miles from the Junction of the A47 and the A1139. The Welland Academy is located close by the parade.

## **DESCRIPTION**

The property comprises a self-contained, mid terrace, ground floor lock up shop with stores. There are kitchen 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.

NIA: 64.6 Sq M (695.35 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 leases 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: £5,300

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

## **TERMS**

The property is available on a new internal repairing and insuring lease for a term to be negotiated. A service charge is levied on the property. Further details upon request.

## **VAT**

We understand that the property is or is not elected for VAT.

## **LEGAL COSTS**

The incoming tenant will be expected to pay the legal costs of the landlord which are as follows:

Legal costs: application fee : £100 non refundable

New lease grant £1750 +VAT

Rent deposit deed : £950 + VAT

## **EPC**

Energy Rating: C

## **VIEWING**

For further information or an appointment to view please contact the sole letting agent Andrew Leech at RICHARDSON

e: [aleech@richardsonsurveyors.co.uk](mailto:aleech@richardsonsurveyors.co.uk) direct line: 01780 758007

or Katie Mulhern e. [kmulhern@richardsonsurveyors.co.uk](mailto:kmulhern@richardsonsurveyors.co.uk) or t. 01780758005





**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