

Richardson

Commercial Property Specialists

1-3 Market Place
Market Deeping
Peterborough, PE6 8EA

FOR SALE/ TO LET



- Ground Floor Retail
- Excellent On-Site Parking
- Prominent Location
- NIA - 639.56 sqm (6,884 sqft)
- Open Plan Premises
- EPC - C
- Suitable for a variety of Uses
- For Sale/ To Let

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The property is situated in a prominent corner location of the town centre at the junction of Church Street and Market Place. Nearby occupiers include Domino's, Co-op and Newton Fallowell.

DESCRIPTION

The premises comprises a ground floor retail space forming part of a 19th Century building constructed behind an attractive Lincolnshire stone façade. The accommodation to the rear of the building is a modern single storey extension, providing retail space and storage. The storage area benefits from a roller shutter loading door, office, staff room and WC. The sales area has suspended ceilings with inset and ceiling mounted LED lighting, carpeting and painted plastered walls. Externally, the property benefits from adjacent parking on-site to the rear.

ACCOMMODATION

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

Ground Floor Retail - 539.84 sqm (5,811 sqft)

Rear Storage - 99.72 Sq M (1,073 Sq Ft)

Total Approximate Net Internal Floor Area - 639.56 sqm (6,884 sqft)

SERVICES

We understand that mains electricity and water are connected. 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

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £47,250

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

TERMS

For sale freehold of vacant possession at guide price of £800,000 subject to contract.

Alternatively the premises can be let on a full repairing and insuring lease at a rent of £60,000 per annum exclusive.

EPC

EPC Rating - C

VAT

We understand that VAT will be charged on the purchase price/ rent.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

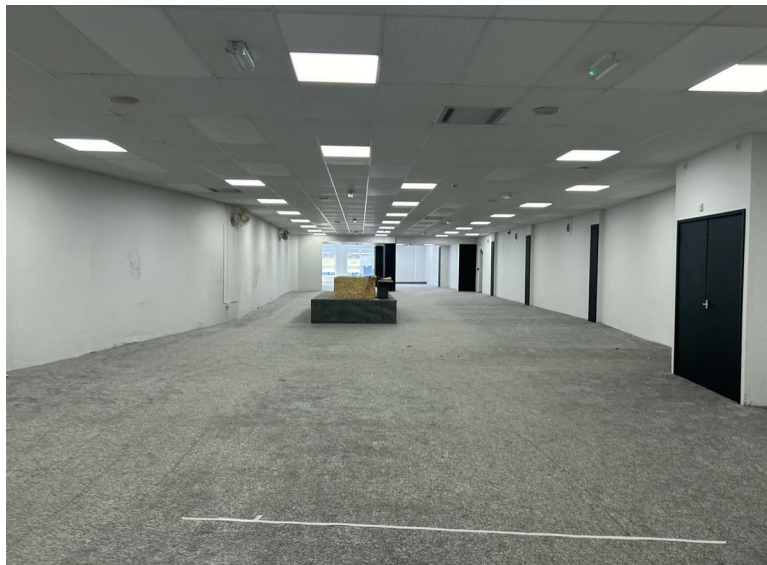
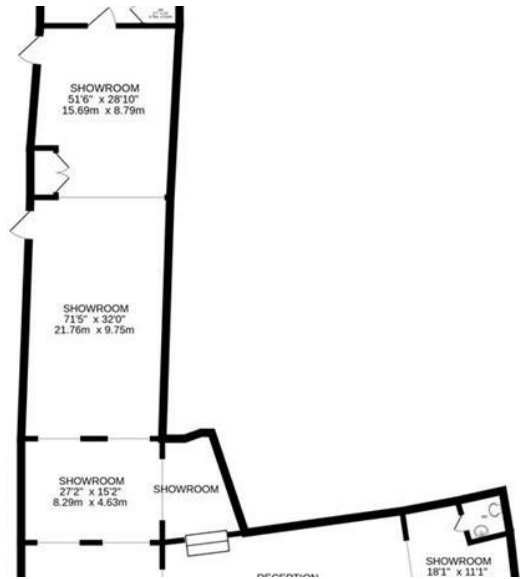
VIEWING

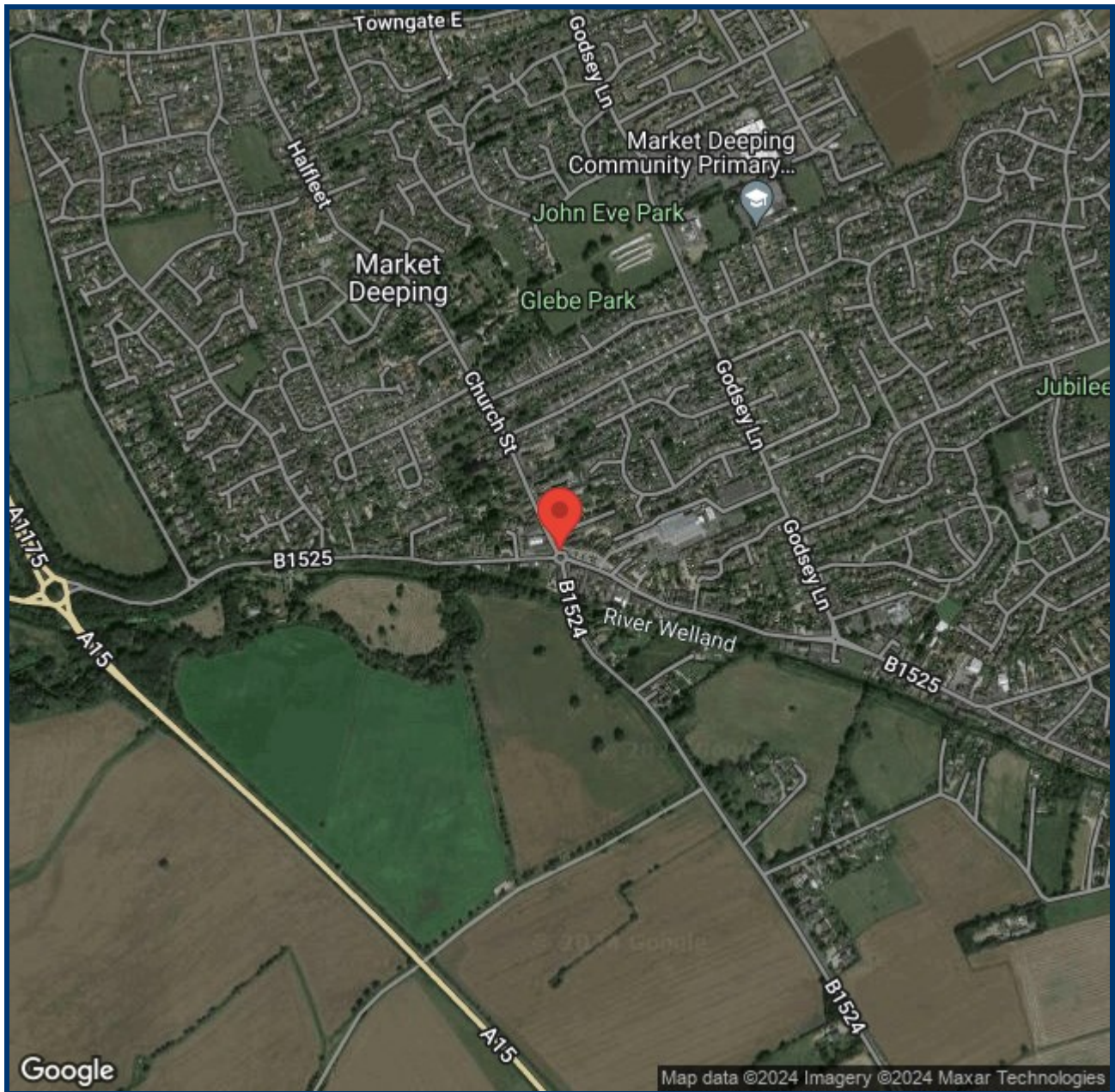
For an appointment to view or further information please contact -

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Katie Mulhern t: 01780 758005 e: kmulhern@richardsonsurveyors.co.uk

Richardson





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.