

Richardson

39D High Street

Stamford, PE9 2BB

Commercial Property Specialists

TO LET

£15,000 Per Annum



- Town Centre Location
- Ground and First Floor Offices
- Disabled W/C Access
- CCTV Connected
- NIA - 123.6sq m (1,330 ft) approx.
- Refurbished
- To Let

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

LOCATION

This property is located in the centre of the historic town of Stamford along the high street. Stamford benefits from the A1 Great North Road being close by and is situated approximately 22 miles south of Grantham and 12 miles north of Peterborough.

DESCRIPTION

The property comprises of ground and first floor offices with disabled access W/C on the ground floor and separate W/C and small kitchenette on the first floor. There are a number of different sized offices and meeting rooms throughout both floors and a communal/ reception area to the front of the ground floor, all of which have been recently refurbished. Access to the building is via the ground floor off the Stamford High Street, there is CCTV attached to the outside/ entrance to the building and an automatic front access door.

ACCOMMODATION

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

Total NIA- 123.6 Sq m (1,330 ft) approx.

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 lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

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

Rateable value: £13,500

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

TERMS

The building is available for a term to be negotiated.

EPC

89- D

VAT

We understand that VAT will not be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

VIEWING

For an appointment to view or further information please contact –

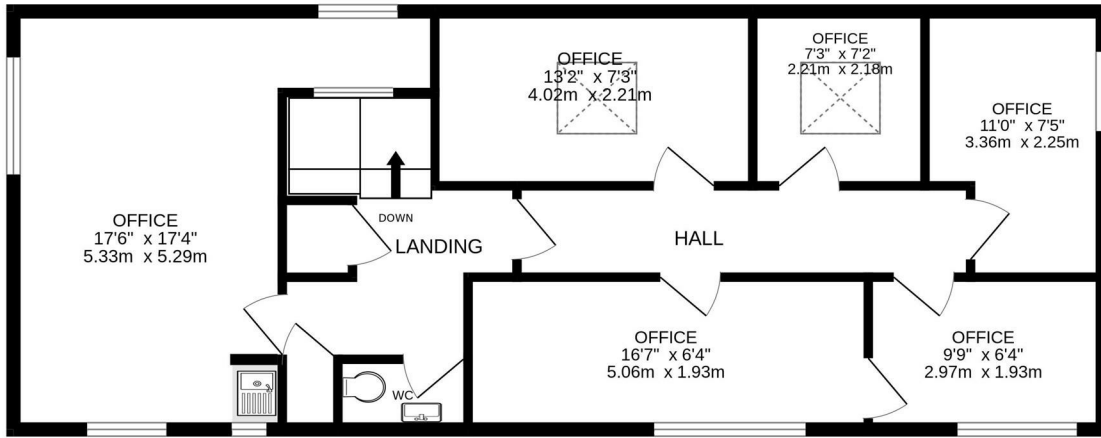
Andrew Leech

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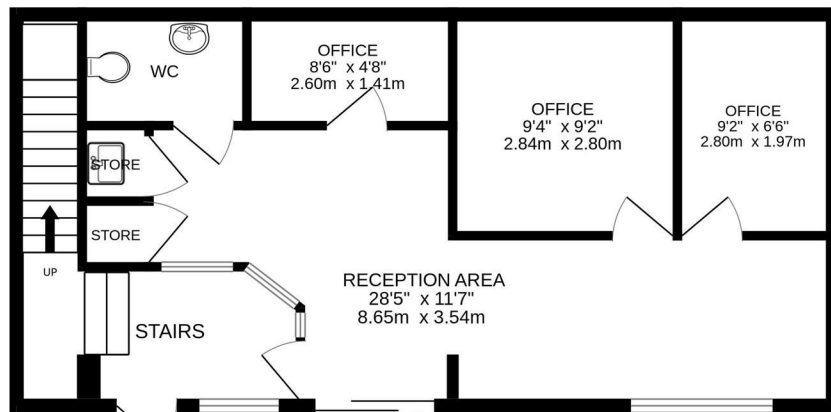
Katie Mulhern

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1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

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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