28 Recreation Ground Road

, Stamford, PE9 1EW

Guide Price £380,000

Richardson

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, Stamford, PE9 1EW

The property is a three storey semi-detached office building in need of renovation with separate access to both the ground floor and basement from the frontage off Recreation Ground Road and driveway parking to the rear with shared access off New Street. The property would be suitable for a continuation of the current office use, or converted to residential use, subject to the necessary planning consents which have been applied for.

LOCATION

The property comprises a well-located three-storey office building which occupies a prominent roadside position on Recreation Ground Road, east of Stamford town centre. The immediate area contains residential dwellings, educational facilities, and public open space, with Stamford Recreation Ground directly adjacent. Stamford Endowed Schools is 0.1 miles east. Retail amenities are within a 0.5-mile radius, including Stamford Retail Park, Primary schools are located within 0.5 miles.

DESCRIPTION

The property is a three storey semi-detached building with separate access to both the ground floor and basement from the frontage off Recreation Ground Road and driveway parking to the rear with shared access off New Street. The basement of the building is an open plan office/ breakout room with a kitchenette, bathroom and further additional storage rooms. The ground floor comprises a large front office, a bathroom and separate kitchen and the second floor has two further office rooms and a landing area. The property has single glazing throughout with some secondary glazing.

The property would be suitable for a continuation of the current office use, or converted to residential use, subject to the necessary planning consents which have been applied for.

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:

Basement Floor 76 sq m (813 sq ft)
Ground Floor 50 sq m (540 sq ft)
First Floor 48 sq m (518 sq ft)

Total approximate Net Internal Area 174 sq m (1,871 sq ft)

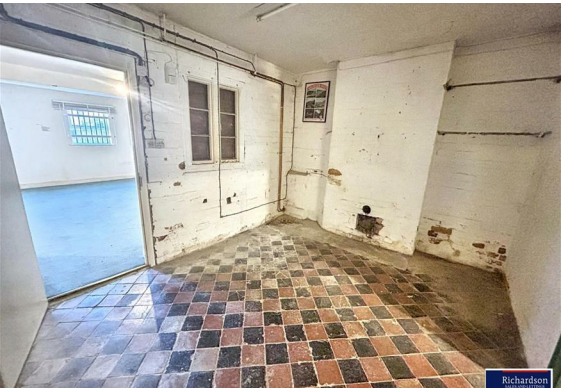
CHANGE OF USE/ PLANNING PERMISSION

The current owner has applied for change of use from a commercial property to a dwelling, this is currently under consultation.

Please find the link below and the property reference;
S26/1275
https://prod.publicaccess.southkesteven.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIOHFDONJ8I00

SERVICES

We understand that mains water, gas, 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 made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £4,450

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

TERMS
For sale freehold with vacant possession subject to contract.

EPC
88 - D

ANTI MONEY LAUNDERING
Prospective purchasers will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the sale.

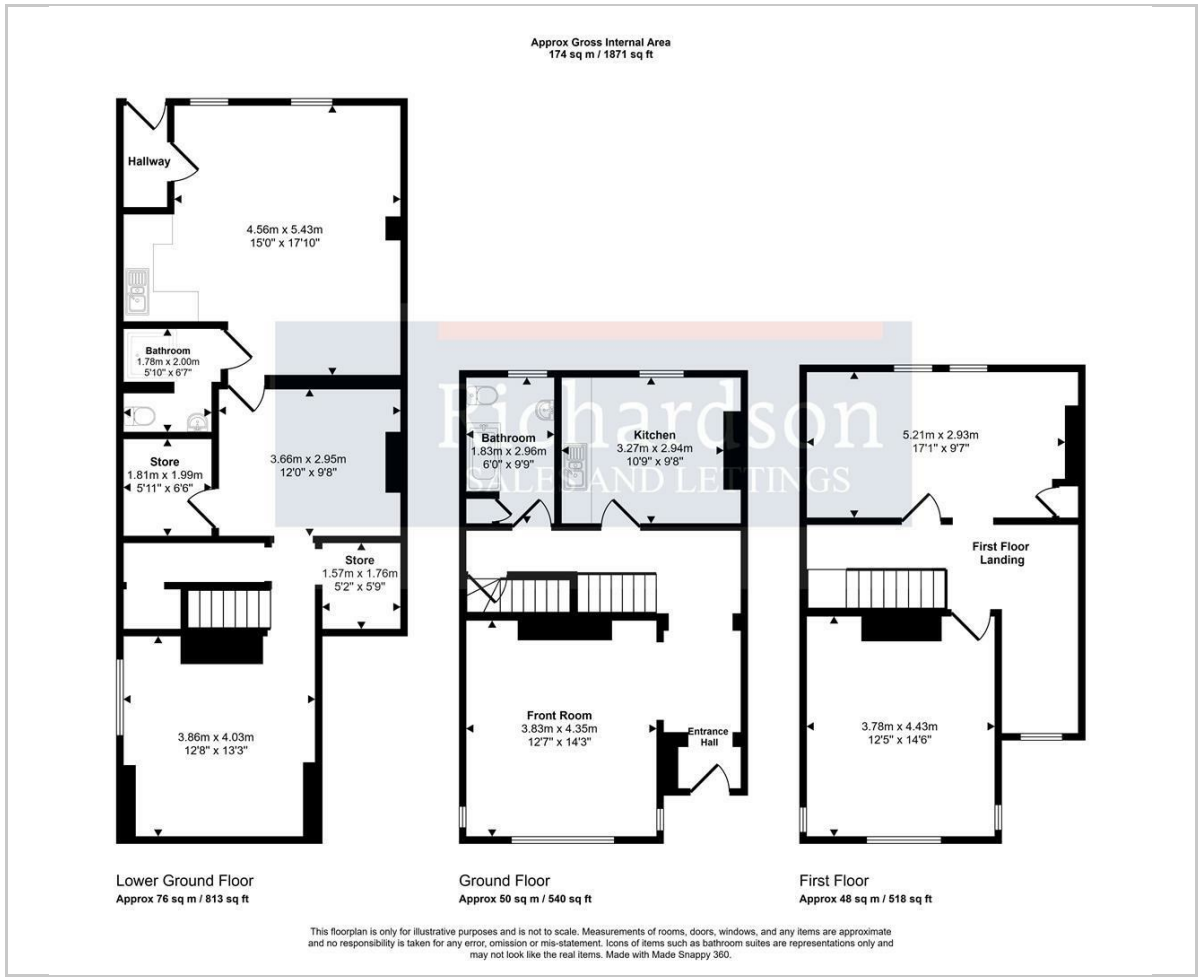
VAT
tbc

VIEWING
For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

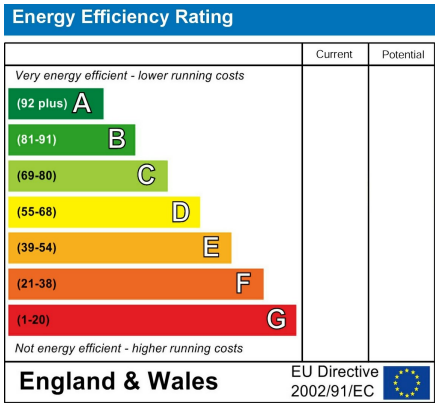
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

Floor Plan



Area Map

Energy Efficiency Graph



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.

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

www.richardsonsurveyors.co.uk

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