

# Richardson

The Annex  
63 High Street  
Ketton  
PE9 3TE

Commercial Property Specialists

**TO LET**

**£19,500 Per Annum Plus VAT**



- Office Accommodation
- 82.5 Sq m (888 Sq ft)
- Four Parking Spaces
- Eligible For Small Business Rates Relief
- Ground & First Floor
- High Specification
- Energy Rating: B
- Inclusive Rent

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



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## **LOCATION**

This property is located in Ketton along the High Street (A6121) approximately eight miles east of Oakham and three miles west of Stamford. In 2011, Ketton had a population of 1,926 making it the fourth largest settlement in Rutland. Ketton benefits from various amenities and good transport links with the A1 being two miles to the west.

## **DESCRIPTION**

The property comprises the left hand wing of 63 High Street, Ketton and has a private entrance. It features high spec office accommodation with various size office rooms, kitchen and W.C. The accommodation benefits from four parking spaces, central heating and modern lighting.

## **ACCOMMODATION**

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

Total- 82.5 Sq m (888 Sq ft)

All measurements are approximate.

## **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 purchasers must rely on their own investigations as to their existence and condition.

The water, heating and electric bills are included in the rent for this unit.

## **BUSINESS RATES**

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

Rateable Value: £5,200

This property is eligible for small business rates relief. Interested parties should however rely on their own enquiries as to the amount of rates payable.

## **LEGAL COSTS**

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

## **EPC**

Energy rating: 26 - B

## **TERMS**

The property is available on a new internal repairing and insuring lease on competitive terms, for a length of years to be negotiated.

## **ANTI MONEY LAUNDERING**

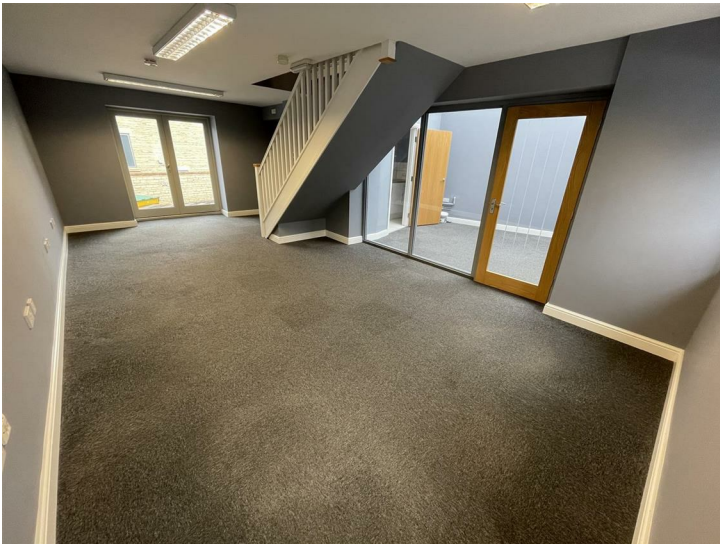
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

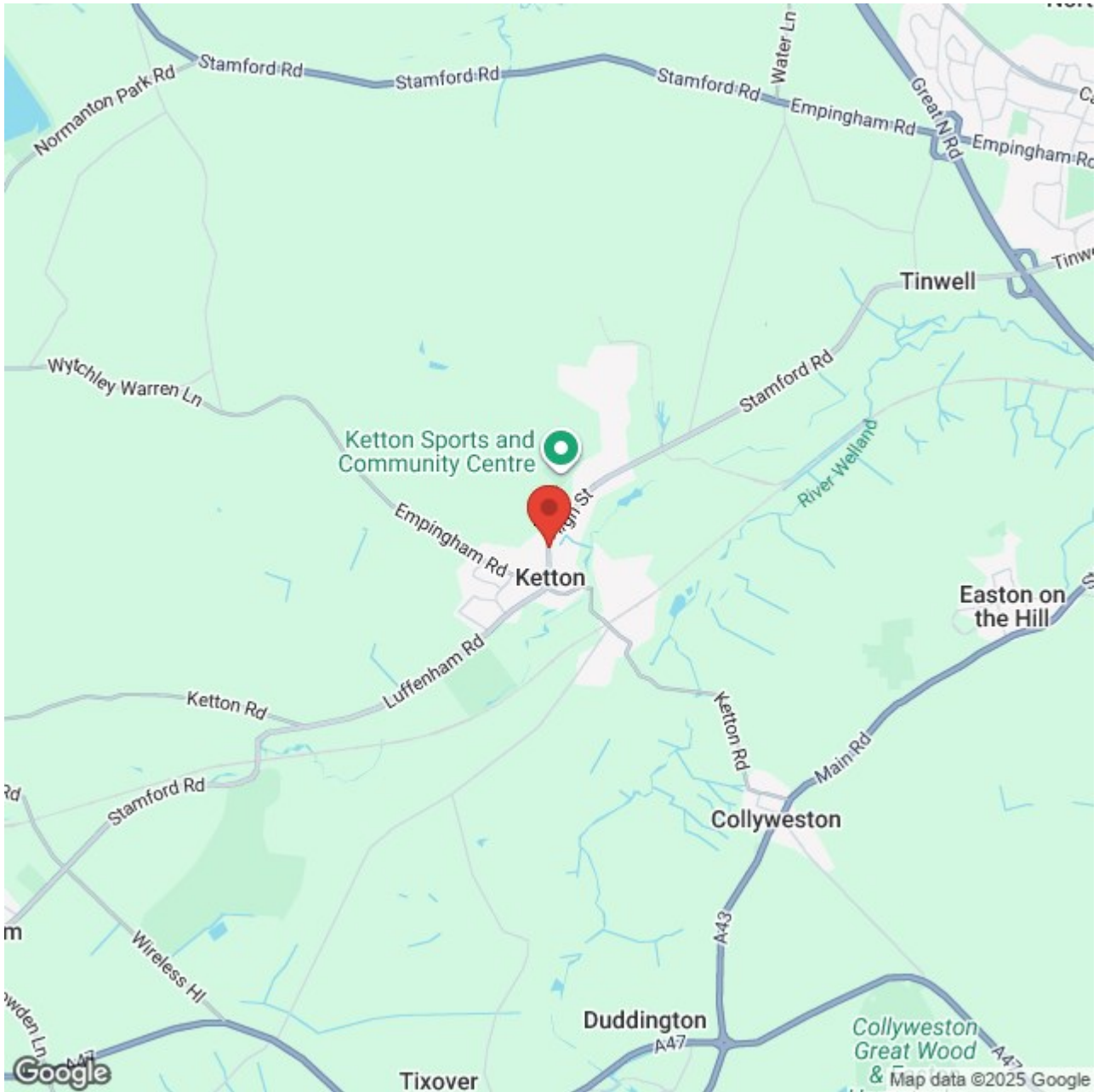
## **VAT**

VAT will be charged on the rent.

## **VIEWING**

For an appointment to view or further information please contact -





**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.