

Richardson

Ground Floor Office, 29
Water Street

Stamford, PE9 2NJ

Commercial Property Specialists

TO LET

£595 PCM



- Serviced Office
- Fully Inclusive Rent
- NIA 17 Sq m (184 Sq ft)
- Available from June
- Town Centre Location
- No Business Rates
- Shared Kitchen
- Shared Bathroom

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The historic market town of Stamford is located east of the A1 Great North Road 14 miles north west of Peterborough and 21 miles south of Grantham. The property itself is situated on Water street just east of the A43.

DESCRIPTION

The property comprises a fully serviced ground floor office, decorated to a high standard with good quality carpets, blinds and furniture. There is a shared kitchen with oven, microwave, hob, oven, fridge, kettle. There is also a shared bathroom on the first floor.

ACCOMMODATION

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

NIA: 17 Sq M (184 Sq Ft)

All floor areas are approximate.

SERVICES

We understand that mains electricity, gas, 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.

TERMS

The premises are available on a short term contract of three months initially, then rolling from month to month. The arrangement can be terminated subject to three months notice. Three months rental deposit is required in advance. The rent is payable monthly in advance.

BUSINESS RATES

Business rates are included in the rent.

EPC RATING

EPC: 89 - D

VAT

VAT will not be charged on the rent.

LEGAL COSTS

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

VIEWING

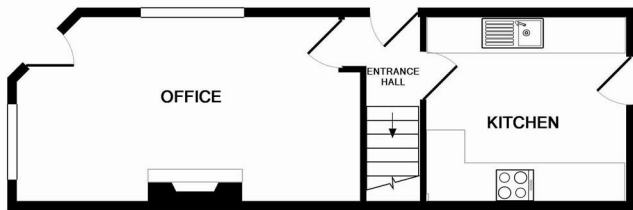
For an appointment to view or further information please contact -

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

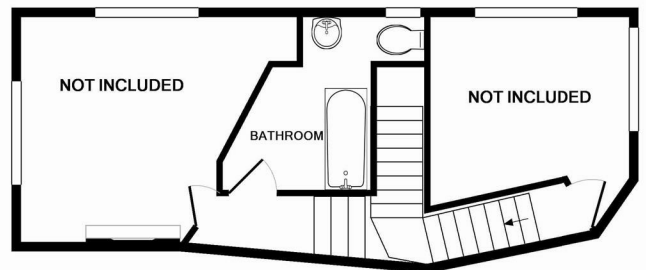
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk



Previous tenant layout

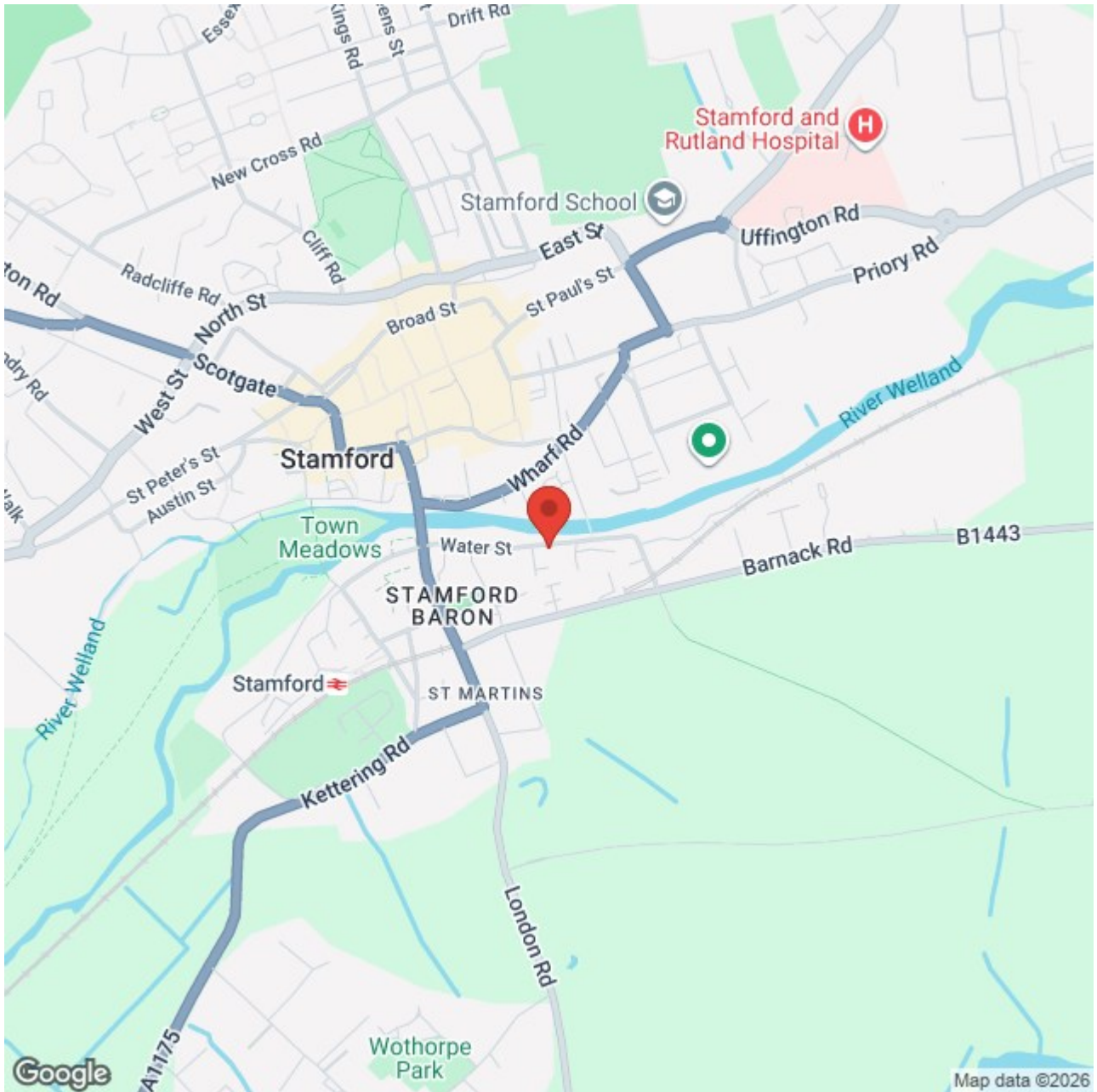


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.
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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