



The Old Bastion, West Street

Stamford PE9 2PR



Agreement

To Let



Detail

Storage Yard



Rent

£10,000 pax



Size

0.07 Ha (0.17 Acres)



Location

Stamford PE2 9PR



Property ID

801.1238380

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an open site of triangular form which has been surfaced in various coverings by previous occupiers. The property is secure to all boundaries; the boundary running from the northern corner to the south west corner of the site is formed from the remnants of the former 12th Century town wall and incorporates a former town wall tower. This element will be excluded from the tenants repairing liability.

There is dropped curb access from West Street, however it is anticipated that a future occupier will need to replace the gates onto the site - a rent free period is available to assist with this cost.

Accommodation

Having measured the property from OS mapping we calculate the following areas

Area	Ha	Acres
Site Area	0.07	0.17

Services

No services are currently connected to the site.

Town & Country Planning

The property has planning consent for use as open storage. Alternative uses will be considered on a subject to planning basis. Please note that the property is a Scheduled Monument (National Heritage List Entry Ref. 1005007).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Business Rates

Enquiries made of the VOA website do not indicate the property as appearing in the rating list, however interested parties should rely upon their own enquiries in this regard. It should be noted that it is likely that the property will attract a Business Rates liability in the event that it is occupied for storage or any other use.

Tenure

The property is available **To Let** by way of a new full repairing lease (excluding tenant liability for maintenance of the former town wall / tower element of the boundary), for a term of 5 years with a mutual break option at the end of the third year. Further details on request.

Rent

£10,000 per annum exclusive

VAT

VAT is NOT payable in addition to the rent.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide ID documentation and pass anti-money laundering checks prior to instruction of solicitors.

Location

The property is located at the junction of West Street and Petergate on the western fringe of Stamford town centre. Access is off West Street via a dropped curb entrance. The surrounding area is a mixture of residential and commercial uses.





