

# Richardson

Unit 41 Ryhall Road

Stamford, PE9 1XP

Commercial Property Specialists

**TO LET**

**£37,750 Per Annum**



- Industrial/ Warehouse Unit
- Ground and First Floor Offices
- Corner Unit With Yard To Side
- On Site Parking
- GIA 438sq m (4,718 ft) approx.
- Gated Site
- First Floor Kitchen
- TO LET

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



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

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## **LOCATION**

Ryhall Road industrial Estate is an established estate approximately 1 mile from Stamford town center. Stamford is a prosperous, historic market town renowned for its many listed, stone buildings and popular with tourists, visitors and shoppers. The town is situated adjacent to the A1 with Peterborough some 12 miles to the south and Grantham approximately 20 miles to the north.

## **DESCRIPTION**

The property is of solid brick construction with a gated yard and car park and electrically operated vehicle loading door. The unit comprises ground and first floor offices with a large warehouse to the rear, currently separated into three rooms. The first floor has a kitchen area and large office, the ground floor has a large front reception and office which has access directly into the warehouse, male and female w.c facilities. The warehouse has been subdivided into three bays, some with a suspended roof, the middle section has skylights throughout providing plenty of natural light and heating to part.

## **ACCOMMODATION**

The unit has an approximate gross internal floor area of:

Total GIA - 438sq m (4,718 ft) approx.

## **SERVICES**

We understand that mains gas, electricity, water and drainage are connected. None of the services have been tested and lessees 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: £13,500

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

## **EPC**

Energy Rating: 94 - D

## **TERMS**

The unit is available on a new full repairing and insuring lease on terms to be negotiated.

## **SERVICE CHARGE**

A service charge will be payable for the upkeep and maintenance of the common areas.

## **LEGAL COSTS**

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

## **VIEWING**

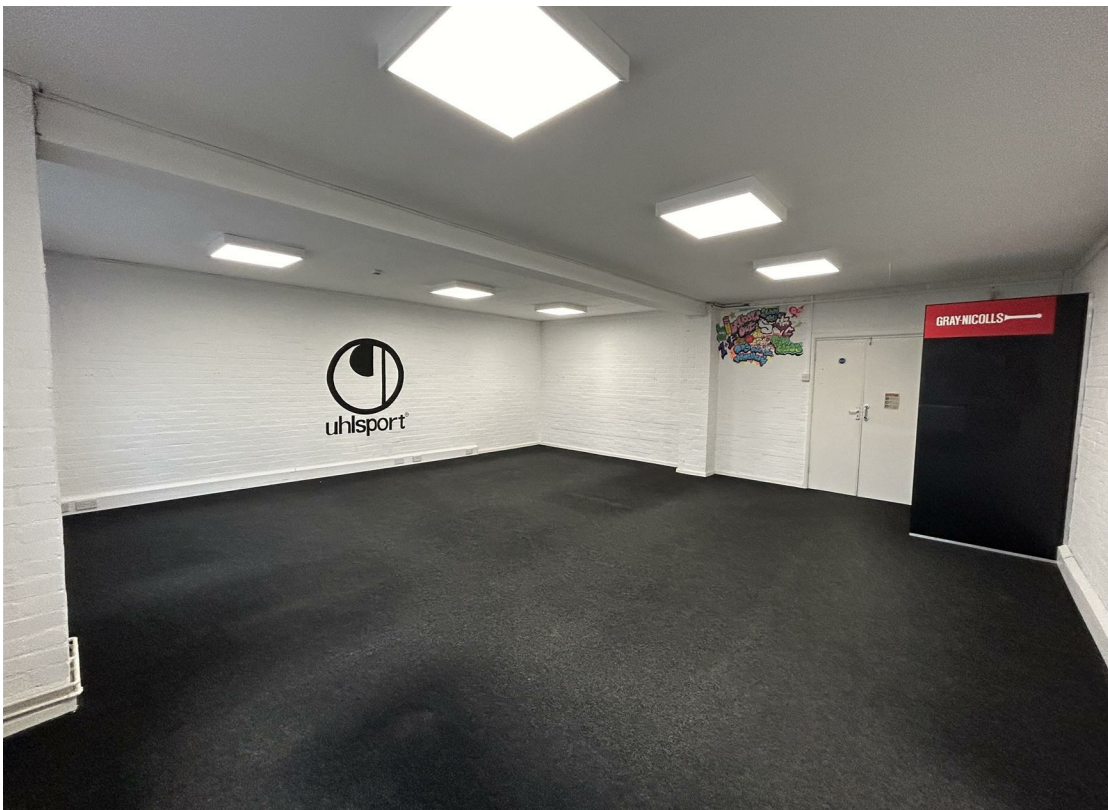
For an appointment to view or further information please contact

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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