

# Richardson

Commercial Property Specialists

Unit 46 Ryhall Road

Stamford, PE9 1XP

**TO LET**

**£43,000 Per Annum**



- Established Estate
- Ground and Second Floor Offices
- Secure Gated Site
- W.C. Facilities
- Retail/ Trade Counter
- GIA - 465Sq m (5,000Sq ft) approx
- 3,737sq ft Warehouse
- Spacious Yard
- Parking
- TO LET

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



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

**01780 762433**

## **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 secure gated yard, electrically operated vehicle loading door and height eves approximately 4 meters. The unit comprises ground and first floor offices with a large warehouse to the rear. Each floor has a kitchen area and separate W.C facilities, the ground floor has a large front reception/office which has access directly into the warehouse. The warehouse has a full height electrically operated vehicle loading door and skylights throughout providing plenty of natural light.

## **ACCOMODATION**

The unit has an approximate gross internal floor area of:

Total GIA - 5,231sq.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: £25,250

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

## **TERMS**

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

## **SERVICE CHARGE**

To be confirmed.

## **EPC**

53 - C

## **VAT**

VAT will be charged on the rent.

## **LEGAL COSTS**

Each party to bear their own legal costs incurred.

## **VIEWING**

For an appointment to view or further information please contact

Andrew Leech t:01780 758007

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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.
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**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