



62 Scotgate, Stamford
PE9 2YB

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Agreement

To Let



Detail

Retail



Rent

£13,250 pax



Size

53.48 sq m (595 sq ft)



Location

Stamford, PE9 2YB



Property ID

801.1209152

For Viewing & All Other Enquiries Please Contact:



Gavin Hynes

MRICS

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Property

The premises is situated on a prominent crossroads just to the north of the main town centre and a short walk from Red Lion Square. The property has a large frontage onto the Scotgate/ West Street junction and excellent prominence to passing vehicle traffic.

The premises comprise of an open plan ground floor retail premises and benefits from a toilet and kitchenette.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	53.48	575

Energy Performance Certificate

Rating: B (48)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: South Kesteven District Council
Description: Shop and Premises
Rateable value: £14,750
UBR: 0.382
Period: 2026-2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£13,250 per annum exclusive

VAT

VAT will not be charged in addition to the rent at the prevailing rate.

Legal Costs

The tenant to pay £500 plus VAT in advance towards the legal fees for a new lease

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

Stamford is a historic market town within the county of Lincolnshire, approximately 14 miles north of Peterborough and to the east of the A1 Great North Road. The town has a growing population currently in the order of 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year.





