

TO LET

Rent from £7,000 Per Annum



- Town Centre Offices
- NIA - 86.6 sq m (931.8 sq ft)
- 3 on site parking spaces
- New lease available
- Self contained
- TO LET

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

LOCATION

The building is located in Bourne, a historic market town, approximately 16 miles from Peterborough and within easy reach of the A15 and associated road and rail network and road links to the A6121 directly to Stamford and leading to the A1(M) to London. The offices are situated above Rosedale Estate Agents on North Street in Bourne town centre.

DESCRIPTION

The property comprises a self-contained suite of offices arranged over first and second floors with male and female w.c's and kitchen.

ACCOMMODATION

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

First Floor - 49.47sq m (532.3sq ft)

Second Floor - 37.13sq m (399.5sq ft)

Net floor area (excluding the w.c's) 86.6 sq m (931.8 sq ft)

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 purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made to the valuation office web site we understand the following assessment applies

Offices & Premises Rateable Value - £5,900

Small business rates may apply.

EPC

74 - C

TERMS

The offices are available on a new internal repairing and insuring lease for a term to be agreed at a commencing rent of £7,000 per annum exclusive in year 1 and 2, rising to £8,000 per annum exclusive in year 3. The landlord will be responsible for all external repairs.

VAT

Will not be charged on the rent.

ANTI MONEY LAUNDERING

Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

LEGAL COSTS

Each party to pay their own costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech

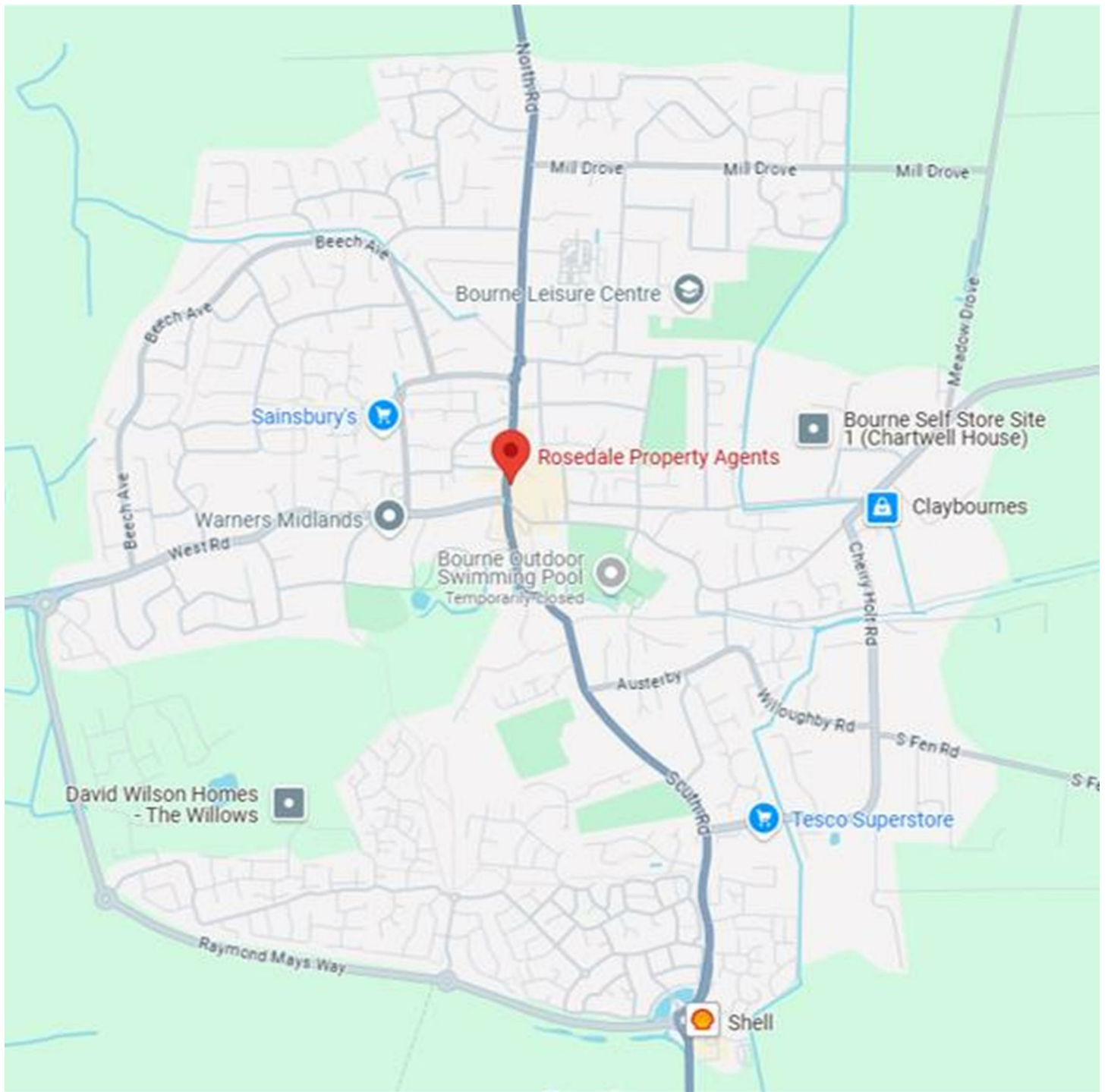
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Richardson





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.