

Richardson

5 Broad Street
Stamford, PE9 1PG

Commercial Property Specialists

TO LET

£15,000 Per Annum



- Ground Floor Retail Unit
- Town Centre
- Available September
- Prominent Frontage
- Large Unique Rooms to Rear
- NIA- 114.24 Sq Ft (1,229.5 Sq Ft)
- Attractive Stone Building
- No Cafe Use

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The historic market town of Stamford is located east of the A1 14 miles north west of Peterborough and 21 miles south of Grantham. The property itself is situated in a prominent position on Broad Street in the town centre.

DESCRIPTION

The property comprises of a self-contained ground floor unit with extensive storage accommodation or retail space to the rear. A wc is installed. The property has an attractive stone elevation with large bay windows and wooden doors.

ACCOMODATION

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

Total NIA 114.24 Sq Ft (1,229.5 Sq Ft)

All measurements are approximate.

SERVICES

We are informed that mains water, drainage and electricity are connected to the property. None of the services heating systems, or any other plant and equipment have been tested by Richardson and leasees must rely on their own investigations as to their condition.

BUSINESS RATES

From enquires made of the Valuation Office website, we understand that the following rating assessment applies:

Rateable value: £8,600

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

TERMS

Available TO LET on a new full repairing and insuring lease.

VAT

VAT will be charged on the rent.

LEGAL COSTS

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

EPC

TBC.

ANTI MONEY LAUNDERING

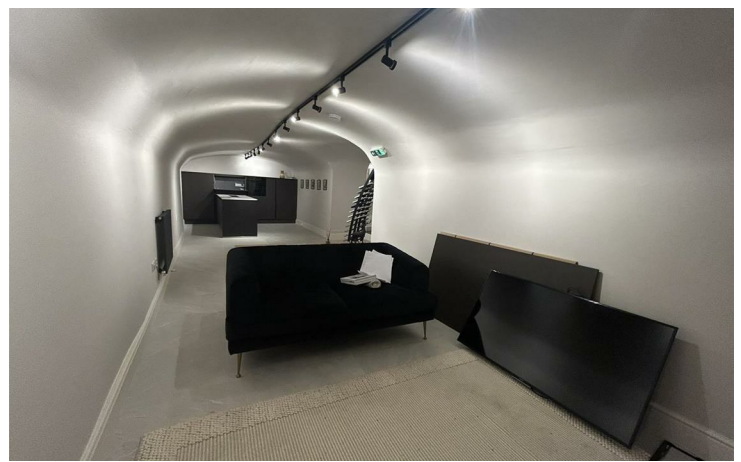
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

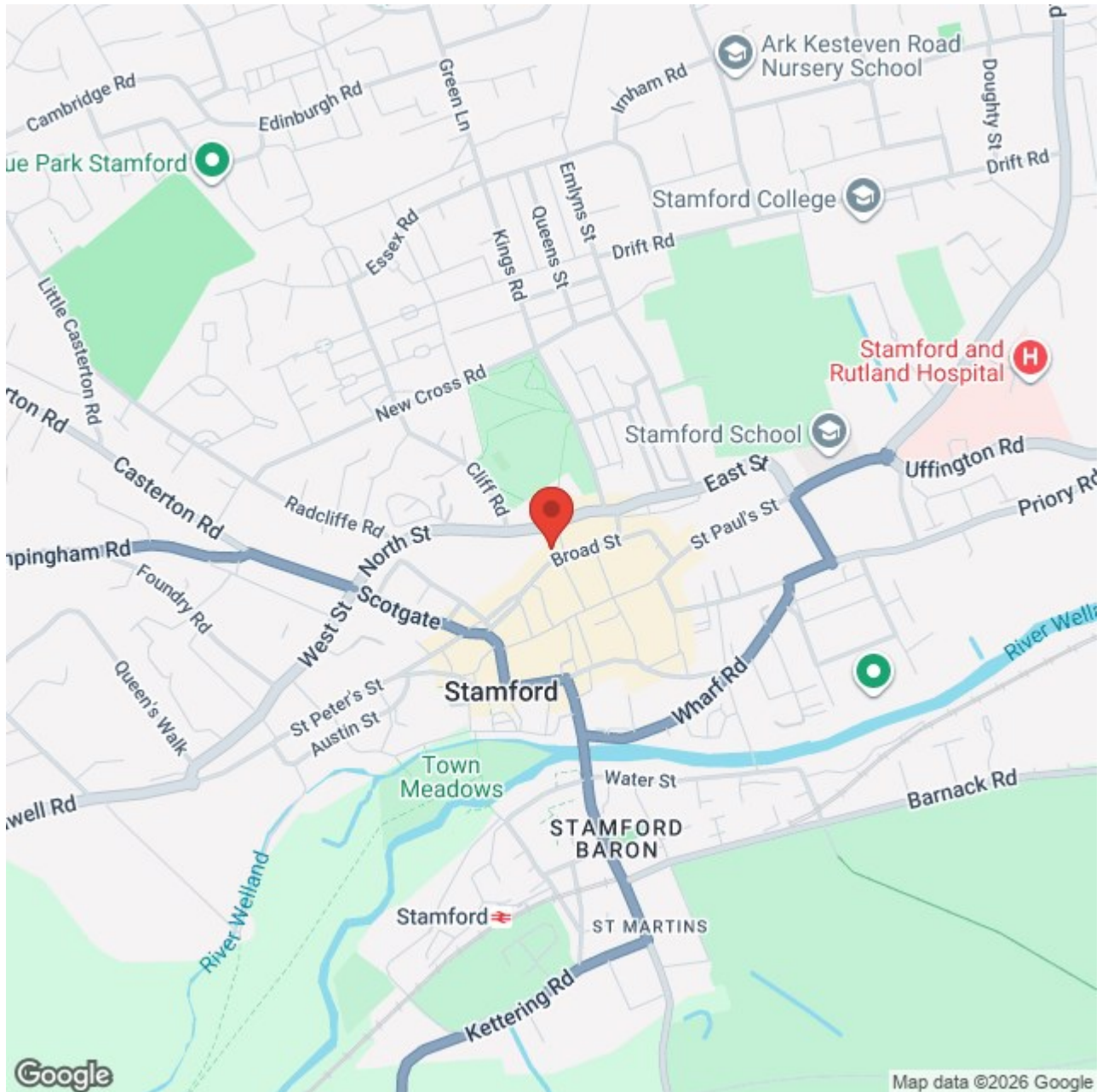
VIEWING

For further information or an appointment to view please contact the sole letting agent at RICHARDSON

e: aleech@richardsonsurveyors.co.uk direct line: 01780 758007

or Katie Mulhern e. kmulhern@richardsonsurveyors.co.uk or t. 01780758005





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.