

Richardson

Commercial Property Specialists

Snowdens Hospital

Stamford, PE9 2YF

TO LET

£15,000 Per Annum



- Self Contained Offices/ Clinic
- Prominent Road Frontage
- Private Garden
- TO LET
- Town Centre Location
- 96 Sq M (1021 Sq Ft)
- New Lease

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

The property is located on Scotgate in a mixed domestic and commercial area close to the Scotgate public car park in the center of Stamford. 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 east and Grantham approximately 20 miles to the north.

DESCRIPTION

The property comprises a self contained suite of ground floor offices with enclosed private garden to the side. The premises offer attractive town centre offices. Gas fired central heating is installed.

ACCOMMODATION

Office 1: 14.10 sq m

Office 2: 9.10 sq m

Office 3: 24.60 sq m

Office 4: 14.30 sq m

Stores: 12.50 sq m

Kitchen: 3.90 sq m

Additional Stores: 12.70 sq m

Male & female W.C's

Total: 95.9 sq m (1021 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective 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:-

Description: Shop & Premises

Current 1 April 2023 to present - £11,500

Future from 1 April 2026 - £12,000

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

TERMS

The shop is available on a new lease for a term to be negotiated.

EPC

113 - E

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 bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please

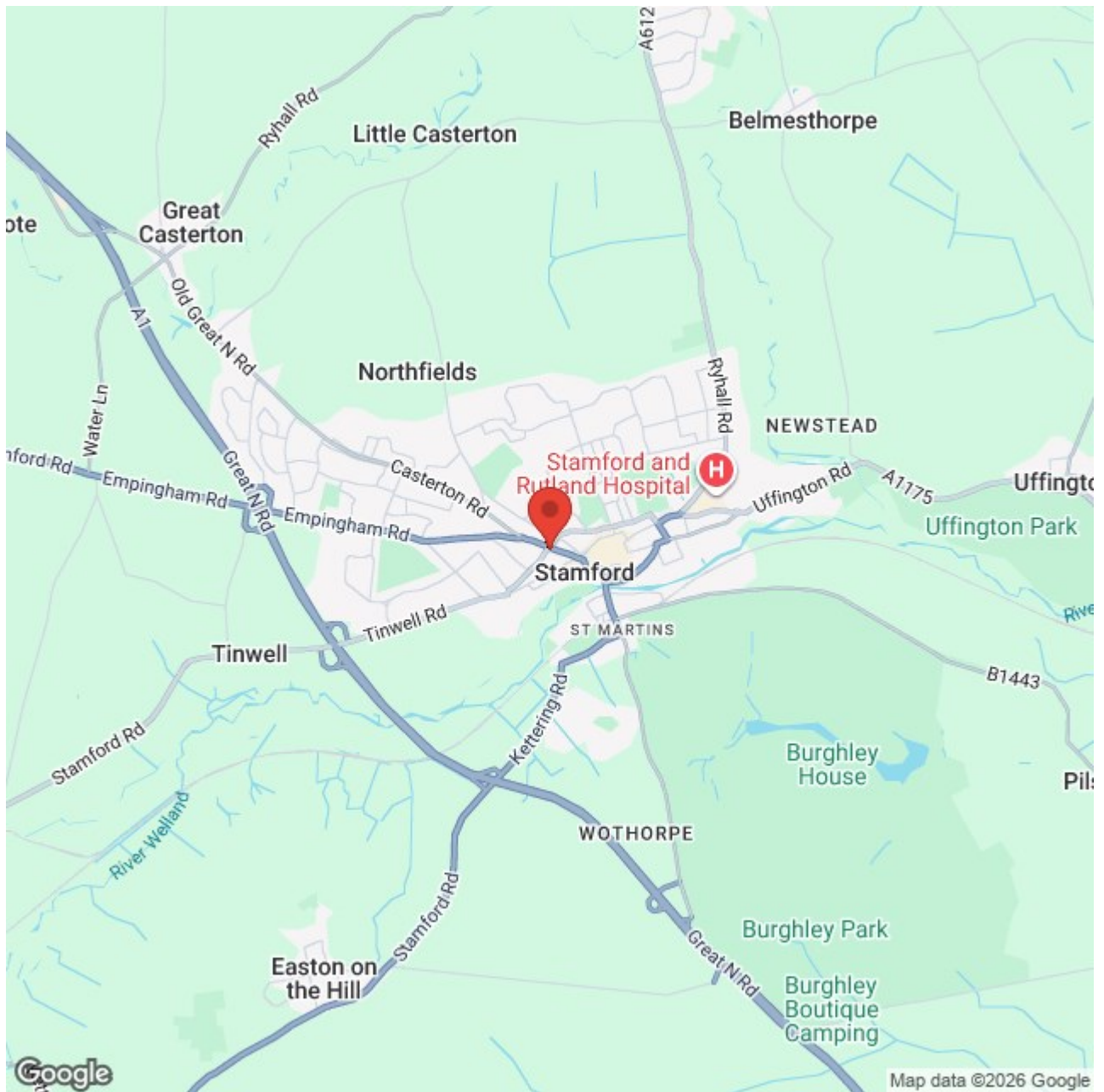
contact Andrew Leech at RICHARDSON

on 01780 762433

or email - aleech@richardsonsurveyors.co.uk

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