Richardson

Commercial Property Specialists

39C High Street
Stamford, PE9 2BB

TO LET £16,000 Per Annum

- Self Contained Office
- Town Centre
- To Let- New Lease
- One Parking Space
- First and Second Floor
- NIA- 88.83 Sq m (956 Sq ft)
- Male & Female W.C's
- Available December

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

RICS www.richardsonsurveyors.co.uk **01780 758007**

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LOCATION
This property is located in the centre of the historic town of Stamford along the high street. Stamford benefits from the A1 Great North Road being close by and is situated approximately 22 miles south of Grantham and 12 miles north of Peterborough.

DESCRIPTION
The property comprises a first and second floor office suite with male and female W.C's and kitchen. There are a number of different sized offices and meeting rooms. The property has one parking space to the rear and private access via the ground floor off the High Street.

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

Total NIA- 88.83 Sq m (956 Sq ft)

All floor areas are approximate.

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

Rateable value: £11,250

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

TERMS
Available TO LET on a new internal repairing and insuring lease for a term of years to be negotiated.

EPC
Energy Rating: 100 - D

VAT
We understand that VAT will not be charged on the rent of this property.

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 involved in the transaction.

VIEWING
For an appointment to view or further information please contact
Andrew Leech t:01780 758007
e: aleech@richardsonsurveyors.co.uk

Katie Mulhern t:01780 758005
e: kmulhern@richardsonsurveyors.co.uk

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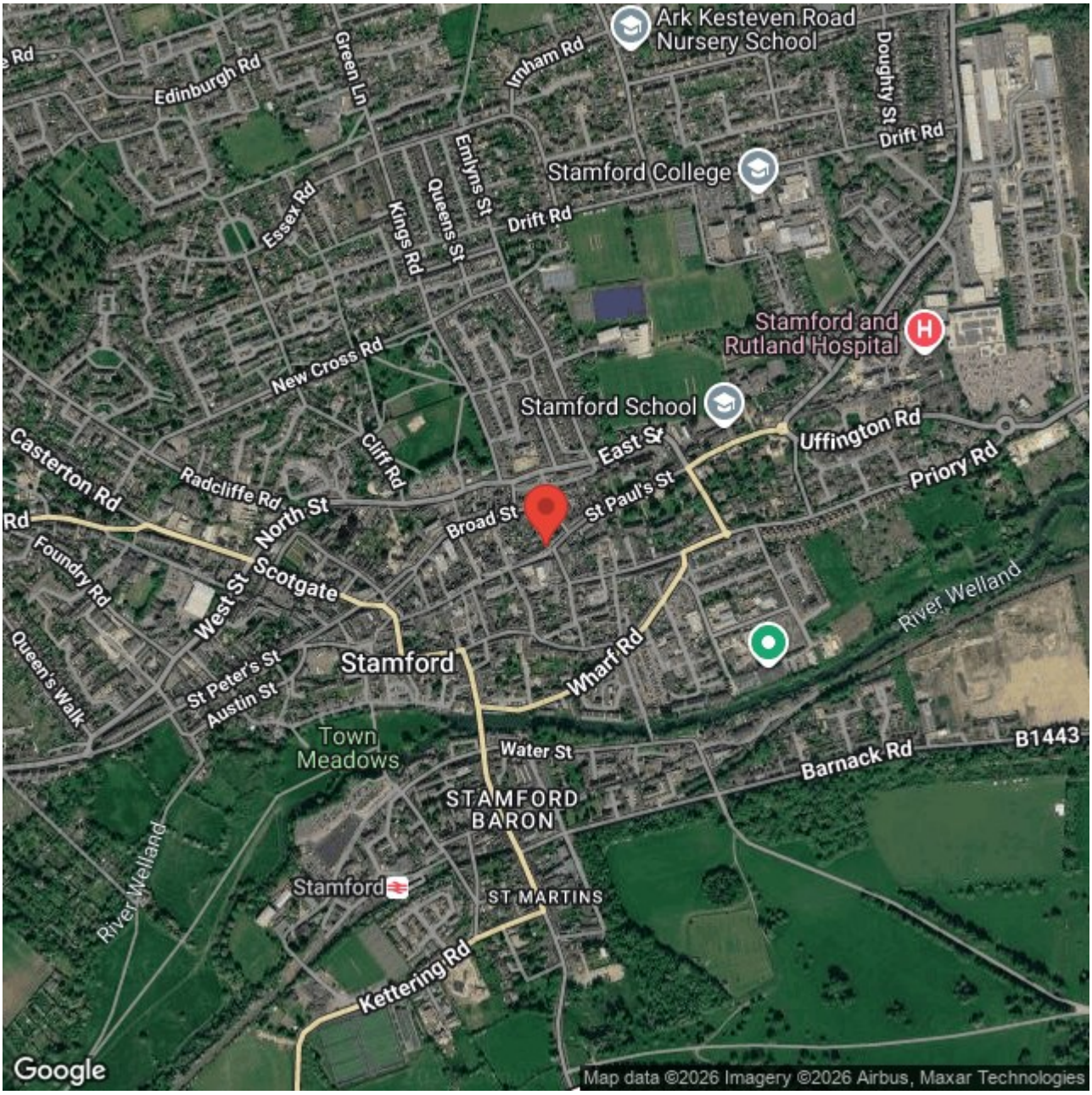

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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.
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.