Richardson

Commercial Property Specialists

17-18 Scotgate

Stamford, PE9 2YQ

TO LET

£18,500 Per Annum



- Retail Premises
- Prominent Corner Position
- Close To Town Centre
- To Let - New Lease
- NIA - 112.4 Sq M (1,210 Sq Ft) approx.
- Good Display Windows
- Available as Whole or Separate
- Epc: Tbc

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

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION
The property occupies a prominent position on Scotgate corner 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
Situated a short walk from the town centre, the property comprises a self contained ground and first floor retail unit in a prominent corner position with excellent display windows to the busy Scotgate. The first floor is accessed through a separate entrance from street level and has a W.C and multiple treatment rooms, there is a small yard to the rear with shared rear pedestrian access.

The ground floor and first floor are also available separately, please enquire for more details.

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

Ground Floor - 59.5 Sq M (640 Sq Ft)
First floor - 52.9 Sq M (569 Sq Ft)

Total NIA - 112.4 Sq M (1,210 Sq Ft) approx.

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:-

Ground Floor: £8,800
First Floor: £8,300

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

TERMS
The property is available on a new full repairing and insuring lease for a term to be negotiated.

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.

EPC
An Energy Performance Certificate (EPC) has been ordered and will be made available upon request.

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

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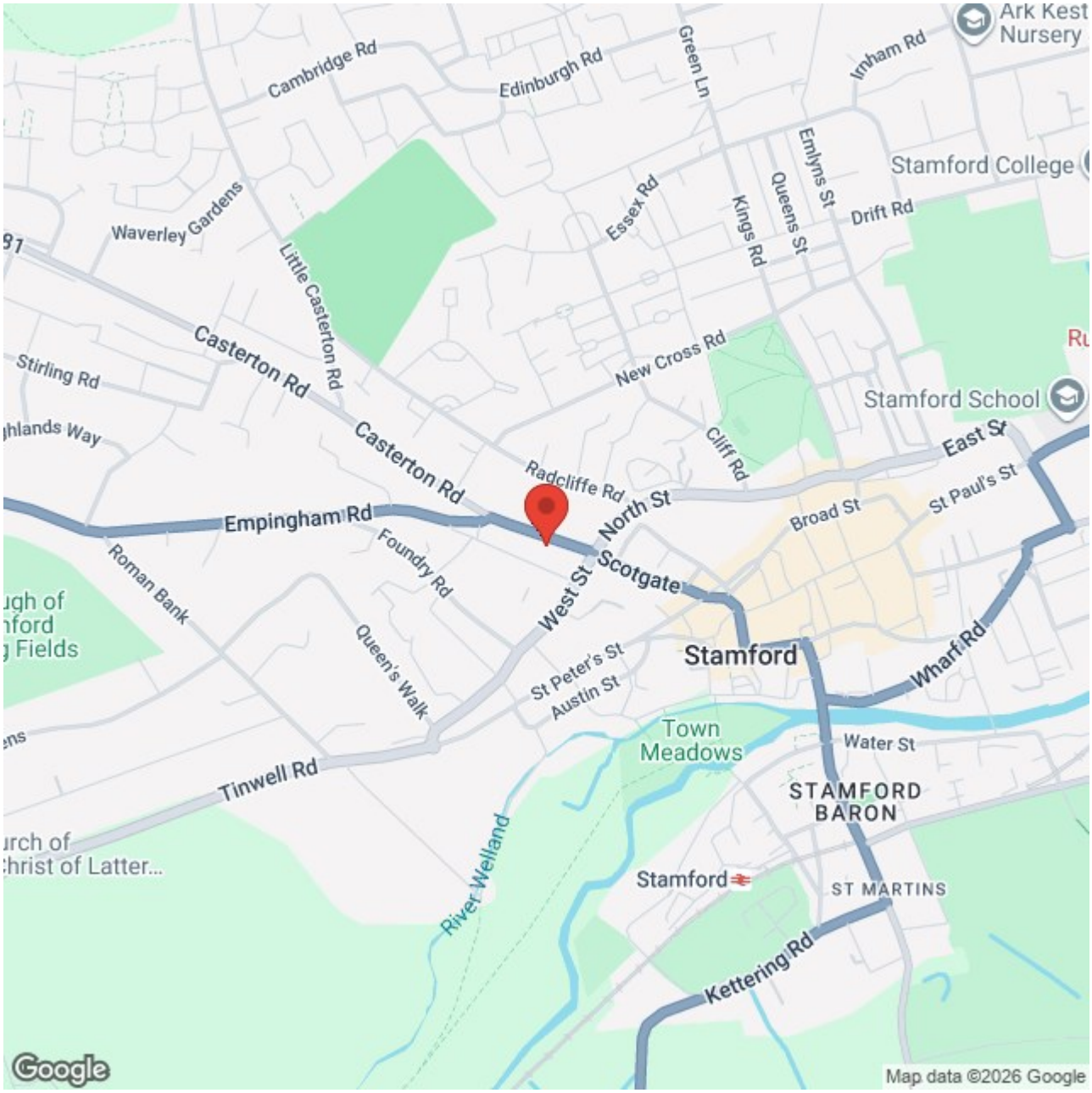








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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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