

Richardson

Commercial Property Specialists

15 Church Street
Empingham, LE15 8PN

TO LET

£12,000 Per Annum



- Long Established Village Stores
- GIA: 76 sq m (817 sq ft) approx.
- EPC: 124E
- Option of adjacent living accomm
- New lease
- Fixtures & Fittings available
- Internal alterations proposed
- To Let

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



www.richardsonsurveyors.co.uk

01780 758007

LOCATION

Empingham is located approximately 4 miles west of Stamford and 5 miles east of Oakham. The village lies close to the north shore of Rutland Water and has a population of about 1,000. The property is situated opposite St Pater's Church on the busy Church Street, close its junction with the A606 Stamford to Oakham Road.

DESCRIPTION

15 Church Street comprises a self-contained, ground floor lock-up shop currently trading as the Barbara's Stores. The property comprises of a front sales area accessed off Church Street plus rear sales stores and toilet, to be created subject to planning consents. Proposed commercial area edged red on the plan attached for identification purposes only.

A quantity of shop fixtures and fittings are available to purchase. Further details on request.

ACCOMMODATION

The approximate gross internal floor area edged in red is 76 sq m (817 sq ft).

Floor areas to be confirmed on completion of works.

Note: The adjacent living accommodation may be available to lease by separate negotiation. Further details on request.

SERVICES

We understand the property is connected to mains electricity, water and sewerage. No enquiries have been made of the relevant supply companies to confirm or otherwise the existence of these services.

BUSINESS RATES

From enquiries made to the Valuation Office website we understand that the following current assessment applies:

Rateable Value: £5,200 (from 1st April 2026 the RV will be £6,700)

Interested parties should make their own enquiries as to the amount of rates payable. Small Business Rates Relief may apply.

TERMS

The shop is available on a full internal repairing and insuring lease for a term of years to be negotiated at a rent of £12,000 per annum exclusive. The lease will be made outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

EPC

EPC: 124E - Valid to 2 November 2031.

LEGAL COSTS

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

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

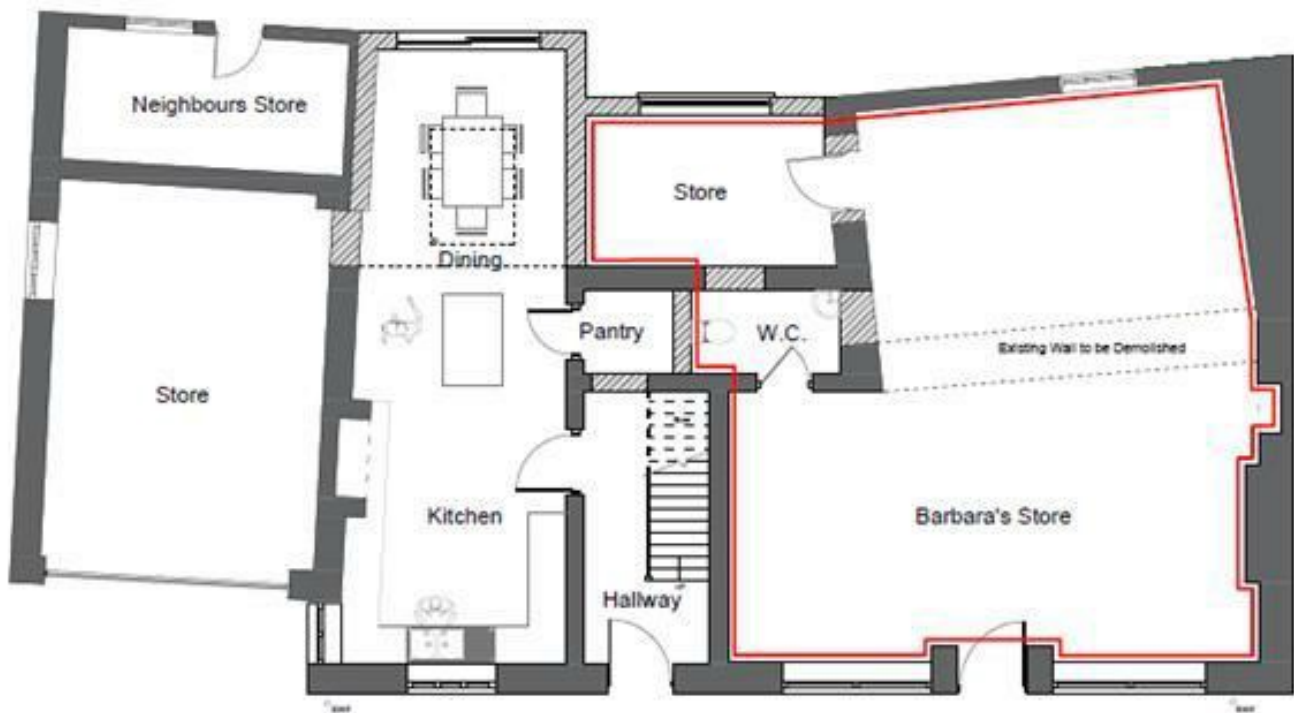
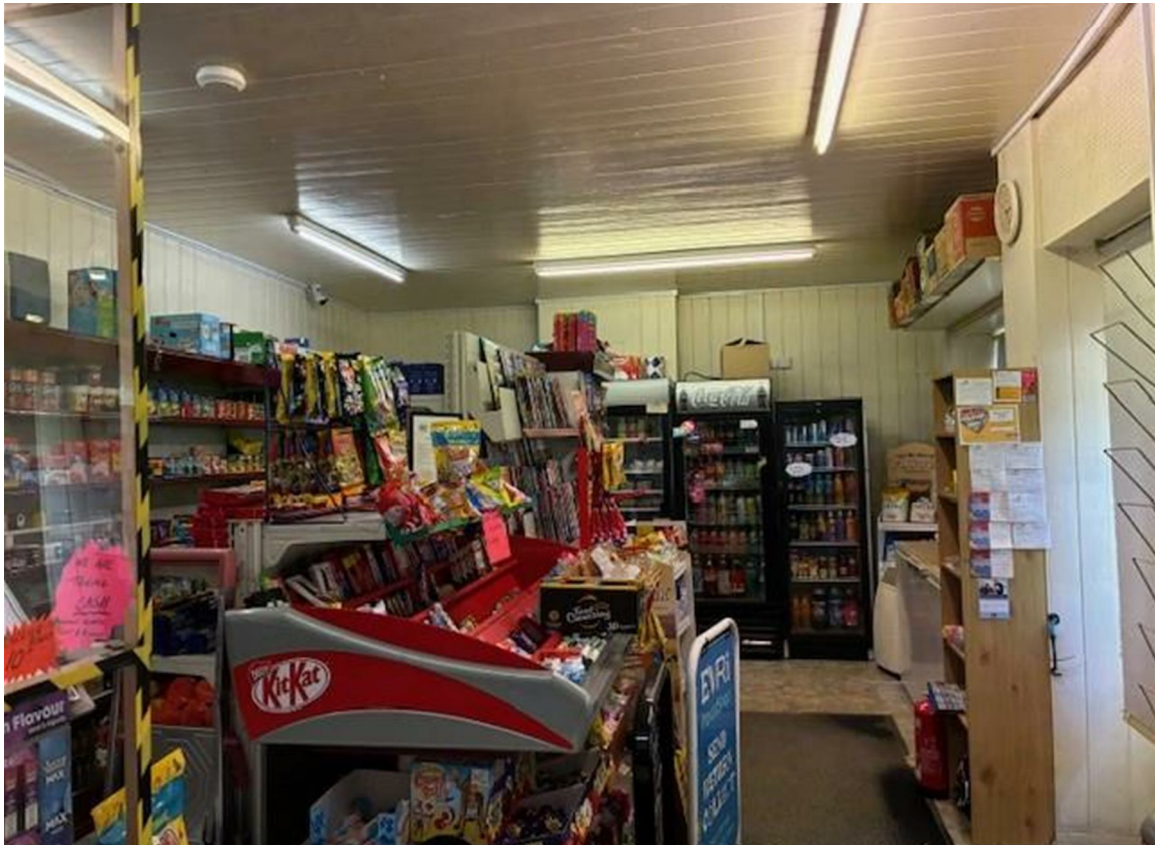
For an appointment to view or further information please contact –

Andrew Leech

t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Katie Mulhern

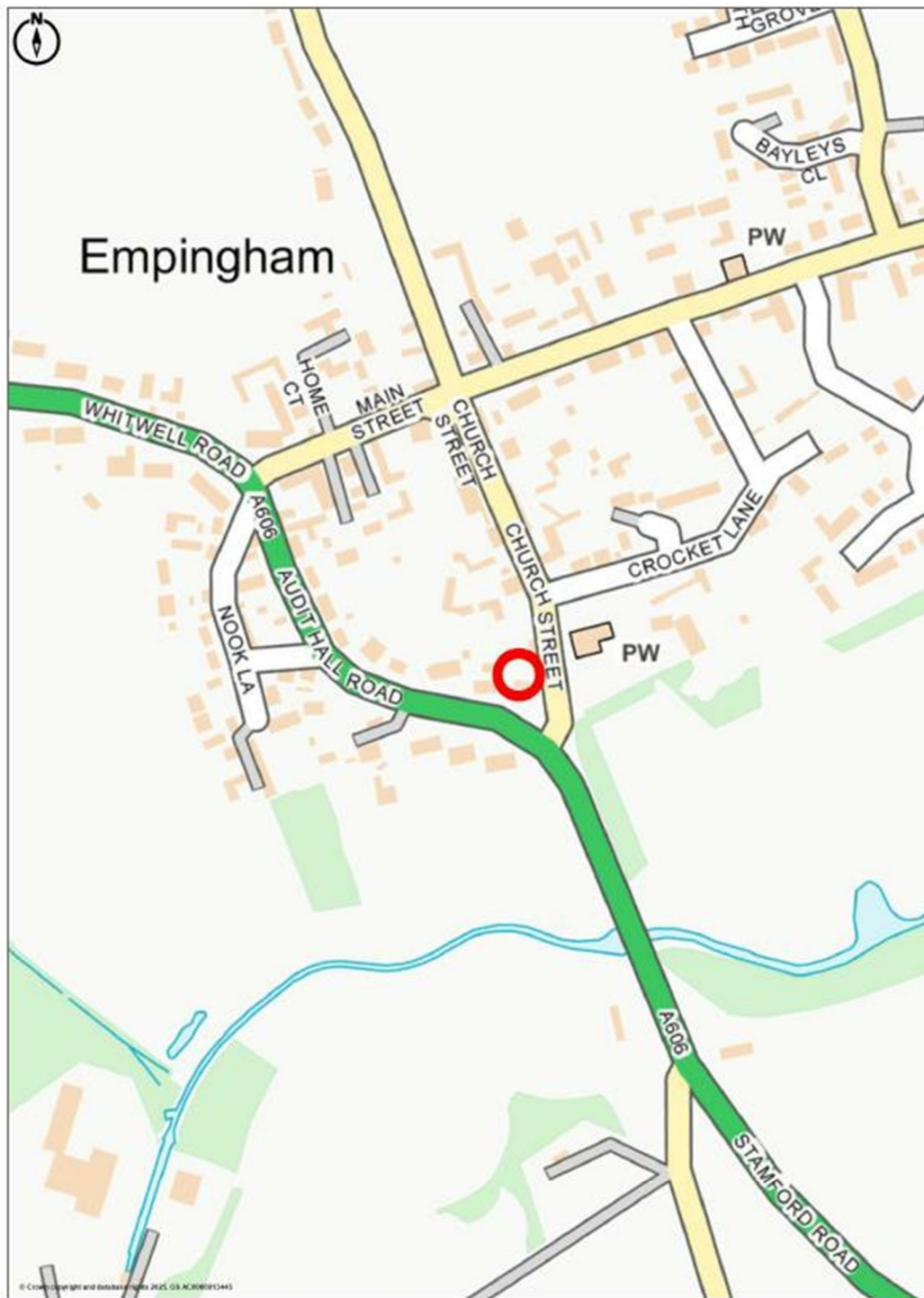
t: 01780 758005 e: kmulhern@richardsonsurveyors.co.uk



Ground Floorplan

Proposed
Scale 1:100 @ A3

 Barbara's Store Edged in Red
Store Floor Area ~ 76 sqm
Dwelling Floor Area ~ 68 sqm GF



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.