Richardson

Commercial Property Specialists

7 St Mary's Street
Stamford, PE9 2DE

TO LET £30,000 Per Annum Plus VAT



- Town Centre Location
- Retail Premises
- Ground Floor Unit
- Total NIA - 82.55 Sq m (888 Sq ft)
- Prominent Position
- Undergoing Refurbishment

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

RICS

www.richardsonsurveyors.co.uk

01780 758007

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LOCATION
The property comprises a well located retail shop situated on the busy St Mary's Street in the town centre of Stamford, St Mary's Street is one on the most popular independent trader locations in 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 premises comprises of a self contained ground floor retail unit on a prominent position in an area popular with independent retailers. The property has a prominent frontage and internal features such as exposed stone with a prominent display window. The property comprises of front and rear sales areas and w.c. with a small courtyard to the rear. The property is currently undergoing refurbishment and is aimed to be completed within the next 2 months as a rough guide.

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

Total Ground Floor NIA - 82.55 Sq m (888 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 enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: To be re-assessed

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

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

EPC
Energy Rating: 87 - D

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

VAT
We understand that VAT will be charged on the rent.

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

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Interior photos to come

Front

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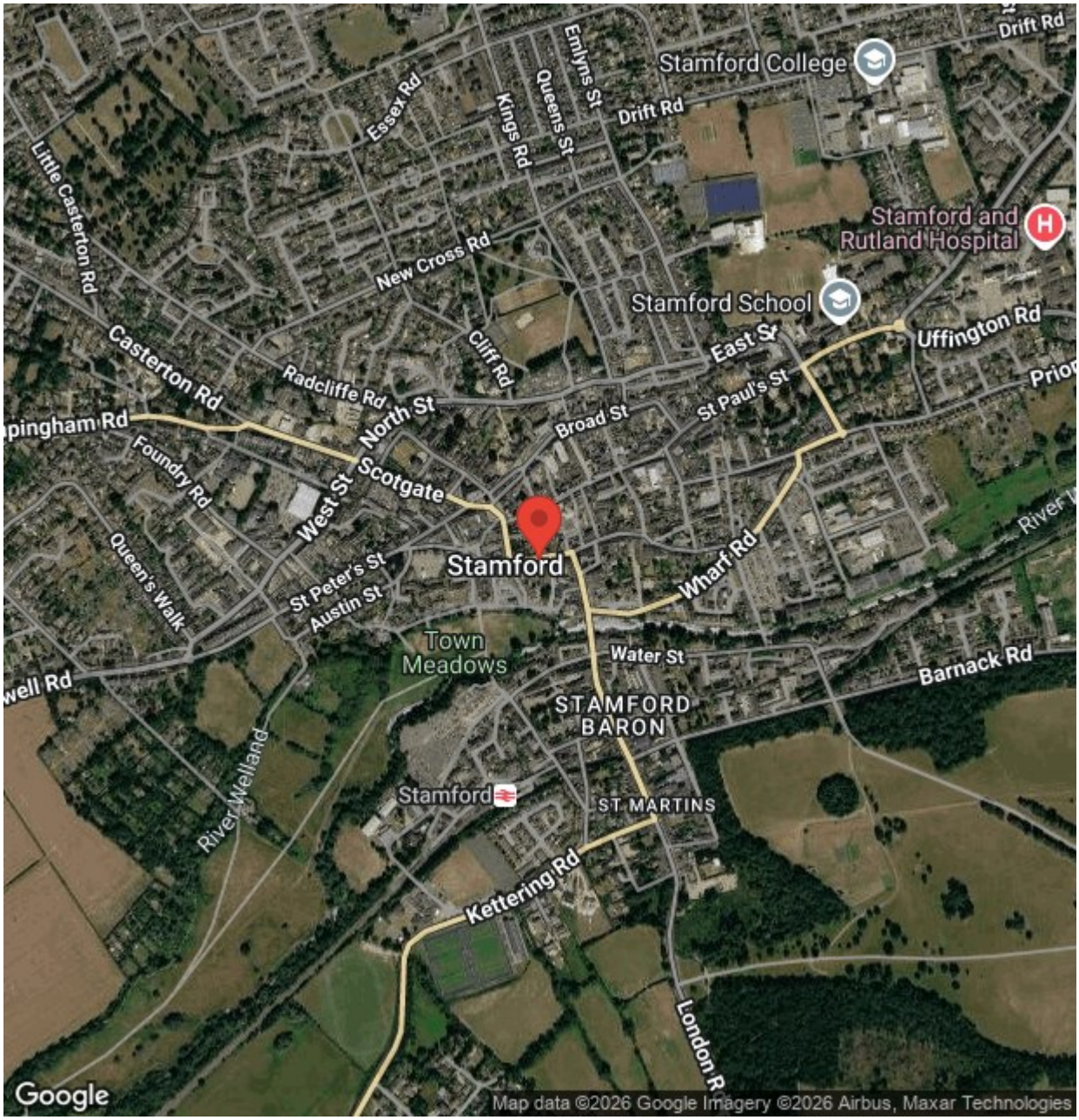

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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