

Richardson

Commercial Property Specialists

Riverside Suite
Brownlow Street

Stamford, PE9 2EL

TO LET

£28,000 Per Annum



- Office/ Studio Premises
- Suitable For Range of Uses Stp
- Riverside Location
- To Let
- NIA - 251 Sq M (2,706 Sq Ft)
- Close To Town Centre
- New Lease
- Epc : D

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

LOCATION

The property is located off Brownlow Street, 0.5 of a mile from Stamford Town Center on the east side 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 and Grantham approximately 20 miles to the north.

DESCRIPTION

The property comprises a single storey office/ studio building located in an attractive riverside position close to Stamford town centre. It benefits from a shared gated car park to the front with further parking available by separate discussion. The accommodation features suspended ceilings, recessed lighting, gas central heating and is currently laid out for a range of small business uses.

ACCOMODATION

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

NIA - 251 Sq M (2,706 Sq Ft)

Please note all measurements 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:-

The property holds multiple different rateable values. Interested parties should however rely on their own enquiries.

EPC RATING

Energy Rating: 91 - D

TERMS

The building is available on an internal repairing and insuring lease for a term of years to be negotiated.

SERVICE CHARGE

A service charge will be payable for the upkeep and maintenance of the common areas.

VAT

VAT will be charged on the rent.

LEGAL COSTS

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

VIEWING

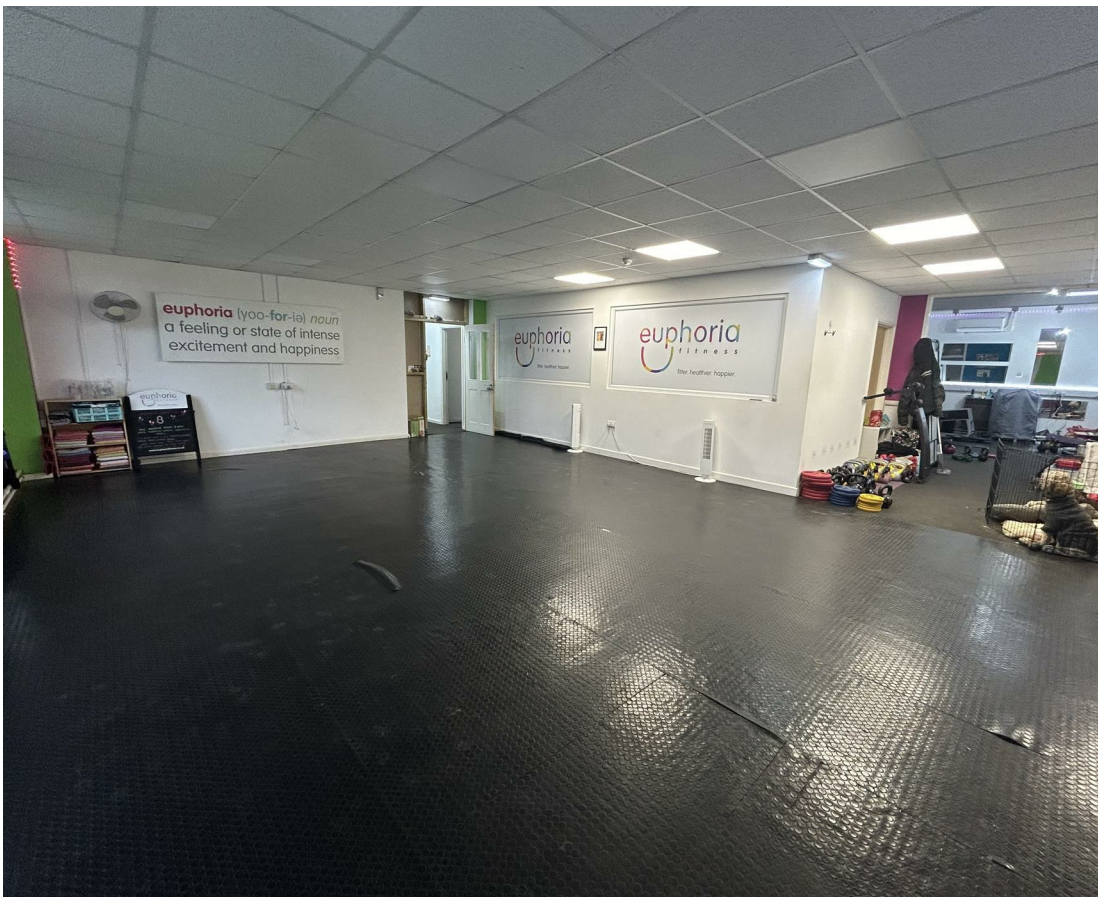
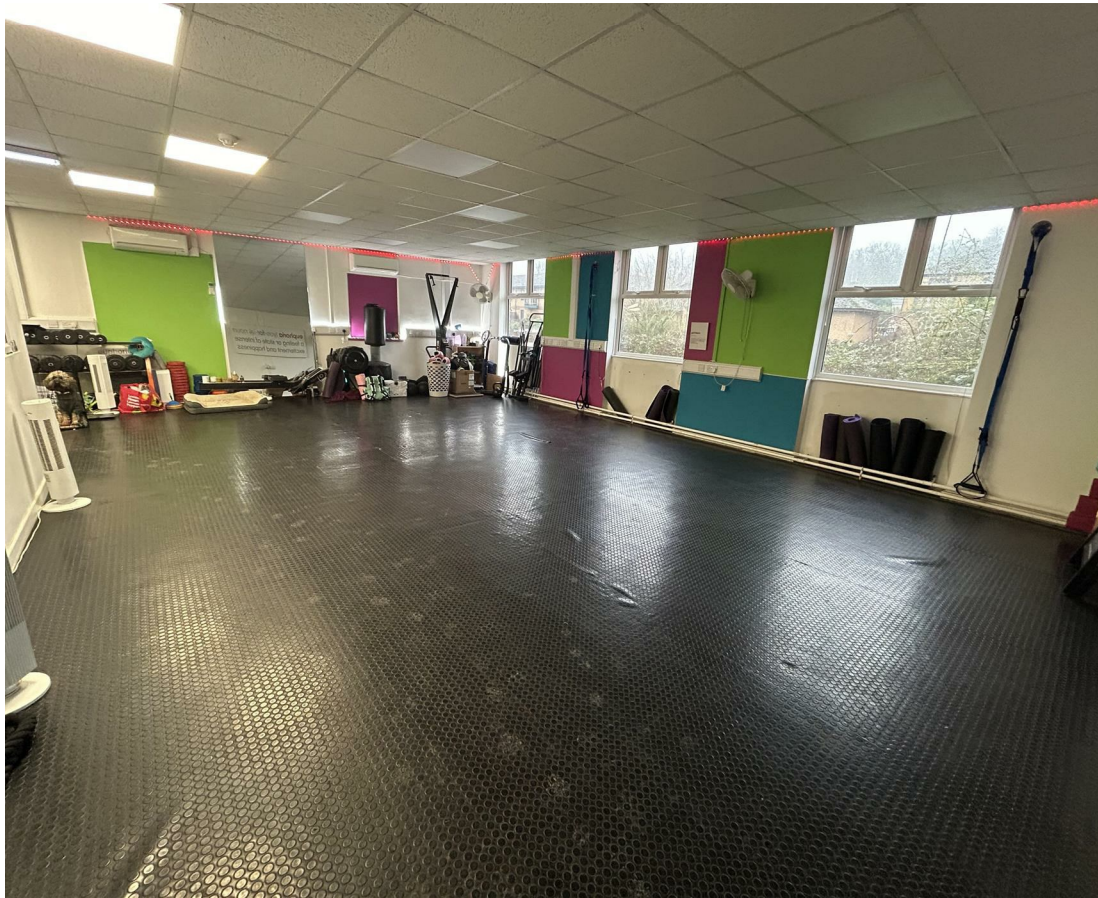
For an appointment to view or further information please contact –

Andrew Leech

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

Katie Mulhern

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



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