

Richardson

Commercial Property Specialists

Unit 1, Maples Yard
Essendine Road
Ryhall
Stamford, PE9 4HE

TO LET

£5,500 Per Annum



- Workshop / Store
- Two parking spaces to the front
- EPC: 122E
- GIA 54.54 sq m (587 sq ft)
- To be refurbished
- To Let

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

LOCATION

The property is located between Ryhall and Essendine on the A6121, in a rural area some 3 miles north of Stamford.

DESCRIPTION

The property comprises an end of terrace workshop / store with office, kitchen and a toilet. There is a personnel door and steel loadings doors to the front. The approximate gross internal floor area is 54.51 sq m (587 sq ft).

ACCOMMODATION

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

Approximate GIA 54.51 sq.m. (587 sq.ft).

BUSINESS RATES

We understand that the following assessment applies.

Workshop & Premises Rateable Value £3,150

Interested parties are advised to direct their enquiries as to the rates payable to South Kesteven District Council and small business rates relief may apply.

EPC

EPC: 122E valid to 4th November 2031.

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated. The lease will be made outside of the security of Tenure provisions of the Landlord & Tenant Act 1954

SERVICES

We understand that the unit is connected to mains water, electricity and drainage. None of the services, 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.

LEGAL COSTS

Each party to pay their own costs incurred.

TERMS

The unit is immediately available. Good references and tenant guarantee will be required.

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 check undertaken by the agent prior to completion of the lease.

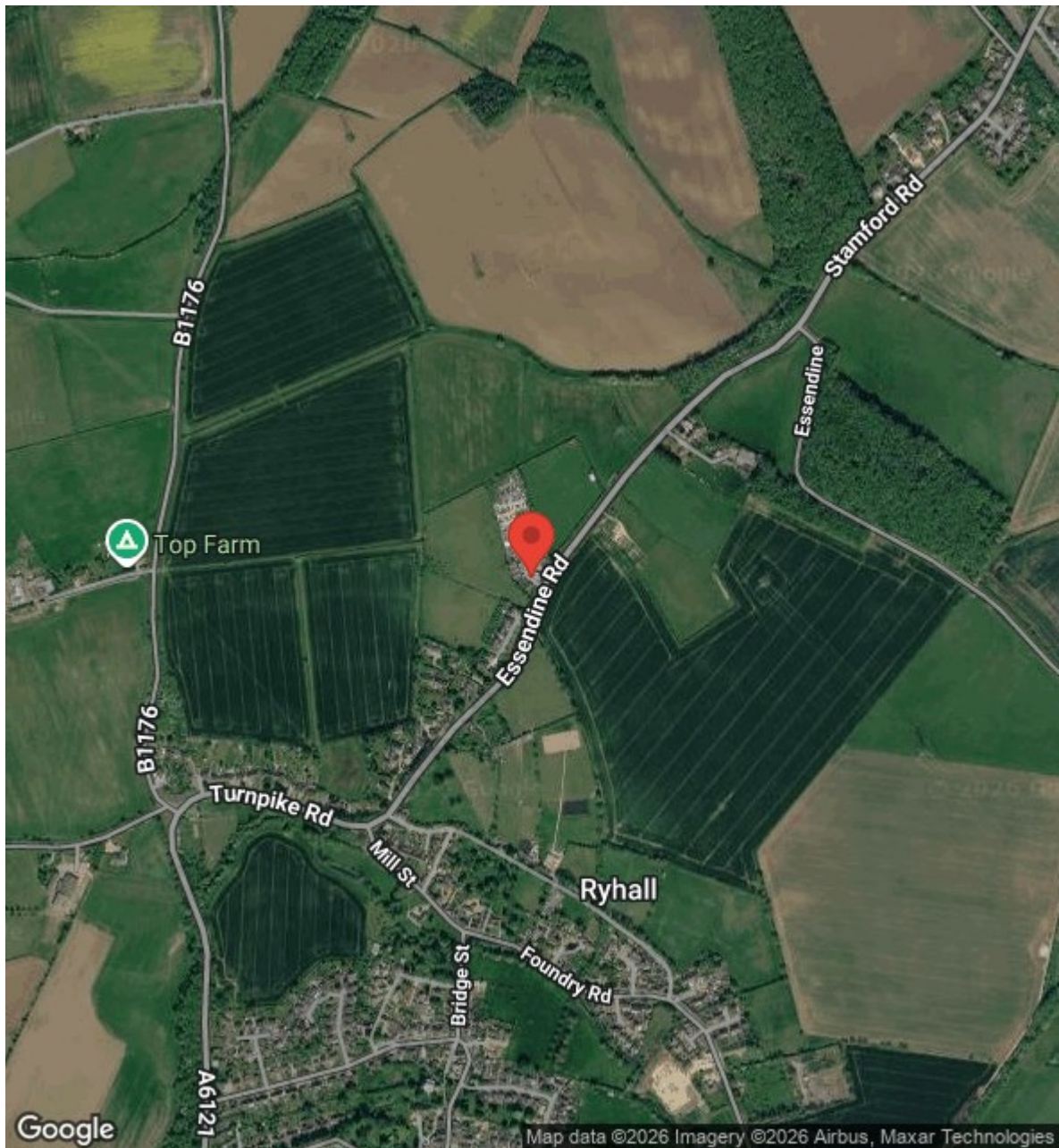
VIEWINGS

For an appointment to view or further information please contact -

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

Andrew Leech t: 01780 758007 e: aleech@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