

TO LET

£30,000 Per Annum



- Commercial Unit
- GIA 414 Sq m (4,429 Sq ft)
- First Floor Office
- Three Phase Electricity
- High Specification
- Detached Building
- Car Park To The Front
- Roller Shutter Loading Door
- 4m Eaves
- Secure Gated Site

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

LOCATION

This property is located to the south-east of the village Greatford along Stowe Road. This property is situated between the towns of Stamford, Bourne and Market Deeping.

DESCRIPTION

This detached property comprises a primarily open plan unit accessed via an electrically operated roller shutter door with automatic sliding glass doors installed to the inside. The unit has some partitioned areas and a newly fitted kitchen, the ground floor also has a separate personnel entrance/ reception area and two W.C's. There is an office and storage area to the first floor. The unit benefits from three phase electricity, oil fired heating and 4 metres height to eaves. There is a large car park to the front of the building with access via a newly installed electrically operated gated entrance off Stowe road. The unit has air conditioning units, laminate flooring and an alarm system installed.

ACCOMMODATION

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

Ground floor- 373 Sq m (4,015 Sq ft)

First floor office- 41 Sq m (441 Sq ft)

Total GIA- 414 Sq m (4,429 Sq ft).

SERVICES

We understand that mains electricity and water 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. The unit has septic tank sewerage.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable Value: £14,500

Interested parties should however rely on their own enquires 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.

LEGAL COSTS

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

VAT

VAT will not be charged.

EPC

Energy rating: 75 - C

PLANNING

Interested parties are to make their own enquiries as to the current and future use class of the unit.

ANTI-MONEY LAUNDERING

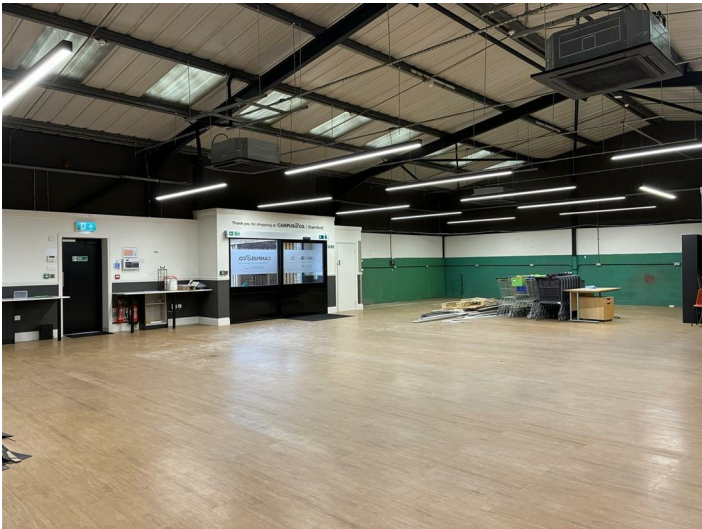
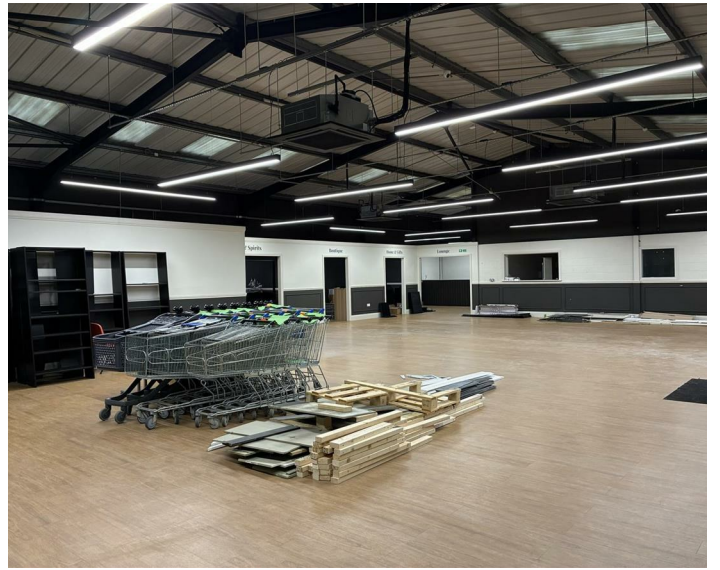
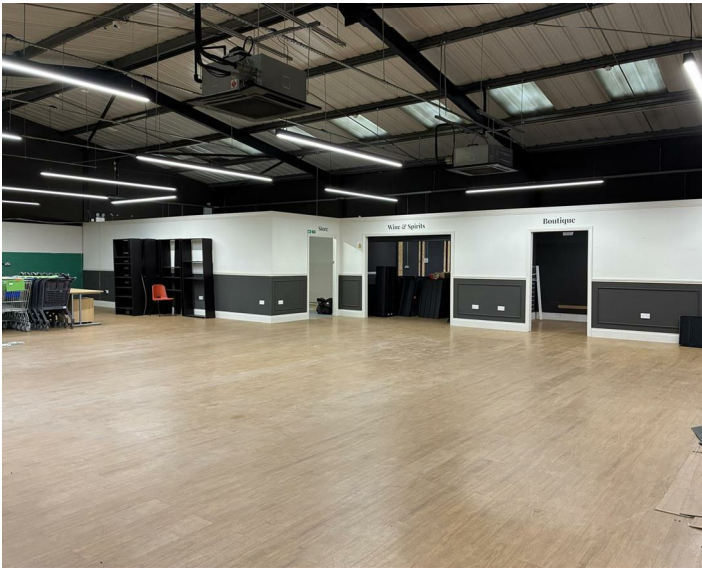
Prospective tenants will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the lease.

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





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.