

# Prominent Retail Unit

TO LET



Bath Row, Stamford  
PE9 2HG



# Bath Row

Stamford, PE9 2HG



## Agreement

To Let



## Detail

Retail



## Rent

£34,000 pax



## Size

209.8 sq m (2,258 sq ft)



## Location

Stamford



## Property ID

**For Viewing & All Other Enquiries Please Contact:**



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## Property

A prominent stone-built property on Bath Row, with a pedestrian link through to St Mary's Hill in Stamford.

The property benefits from good natural light and level access from the pavement. Internally, it provides a large open plan sales area with two additional rooms, together with two store rooms, an office/staff room, and WC facilities. The specification includes automatic sliding doors, air conditioning, CCTV and LED lighting.

Public parking is available on Bath Row.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	209.8	2,258

## Energy Performance Certificate

Rating: B (31)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** South Kesteven District  
**Description:** Retail and Premises  
**Rateable value:** £32,250  
**UBR:** 0.382  
**Period:** 2026-2027

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available To Let.

## Rent

**£34,000 per annum exclusive**

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

The property is located on Bath Row, the area benefits from steady pedestrian footfall and good accessibility with nearby public parking and close proximity to a range of shops, cafes and local amenities.

Stamford is a historic market town in South Lincolnshire, with a population of around 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year. Much of the town centre has been retained with many attractive stone buildings.

Stamford benefits from excellent transport connectivity, with a mainline railway station providing services to Peterborough, Cambridge and London King's Cross, alongside convenient access to the A1.







