



#### Location

The property is situated centrally on Stamford's premier retail street in a prime trading position.

Notable occupiers in the immediate vicinity include Holland and Barratt, Joules, Seasalt, W H Smith, Space NK and Fatface.

#### Description

The premises comprise a 3 storey retail unit constructed of stone (part render) under a pitched slate roof.

#### Accommodation

The premises provide the following approximate dimensions and net internal floor areas:

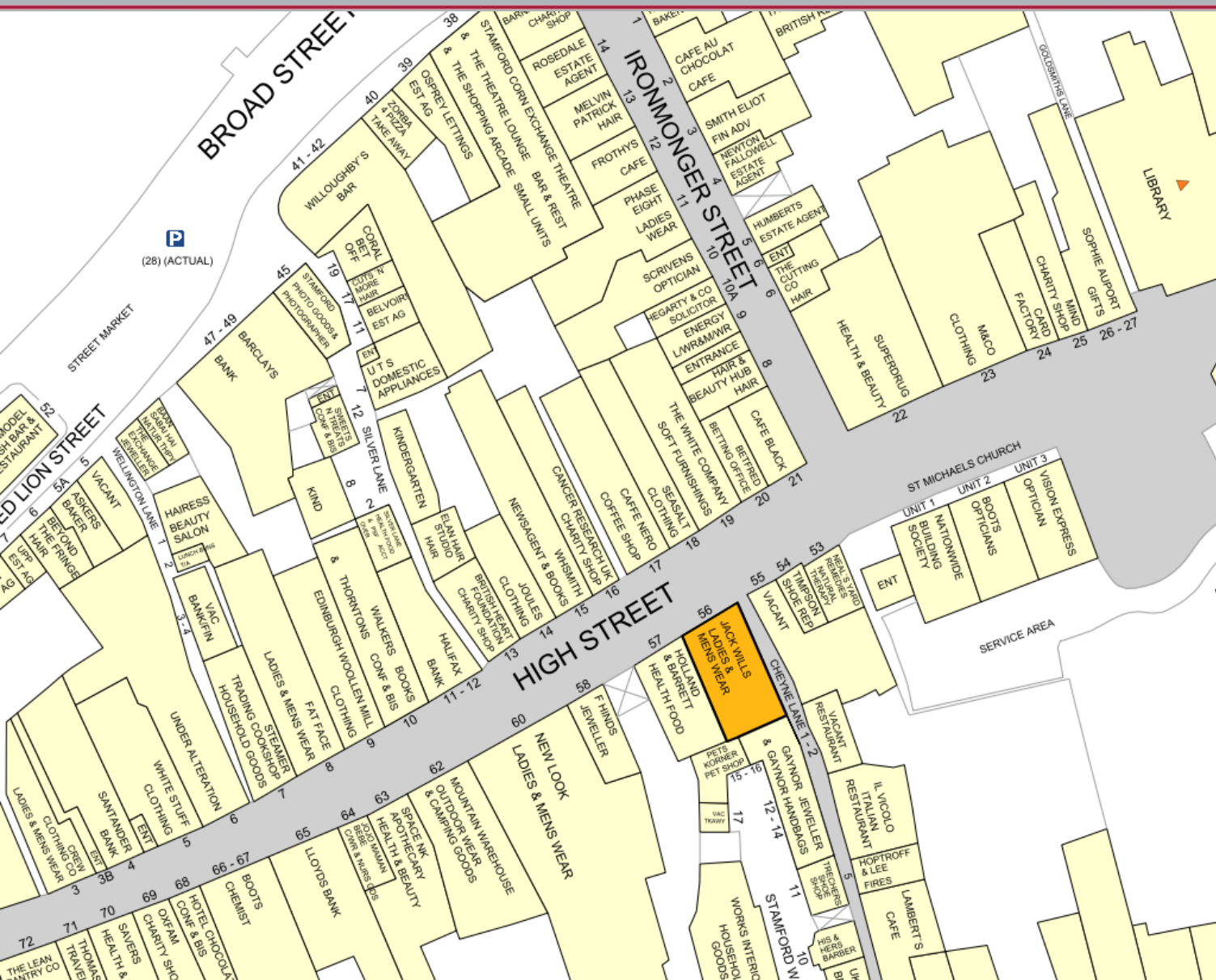
<i>Gross Frontage</i>	<i>26 ft</i>
<i>Gross Depth</i>	<i>71 ft</i>
<i>Ground Floor</i>	<i>1,590 sq ft</i>
<i>First Floor</i>	<i>1,065 sq ft</i>
<i>Second Floor</i>	<i>Void</i>
<b><i>Total</i></b>	<b><i>2,655 sq ft</i></b>

#### Services

Mains electricity, water and drainage are connected to the property.

#### Planning

The property is situated within a conservation area and is Grade II listed.



## EPC

A EPC has been commissioned and will be available shortly.

## Lease Terms

The property is offered on a ten year lease subject to rent review at the end of the fifth year on effective full repairing and insuring terms.

## Rent

£80,000 per annum exclusive.

## Rates

We understand that the retail unit is assessed for rating purposes as follows:

Rateable Value	£77,000 (2017 Rating List).
Rates Payable	£38,808

## VAT

All costs are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

## Further Information

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