



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:

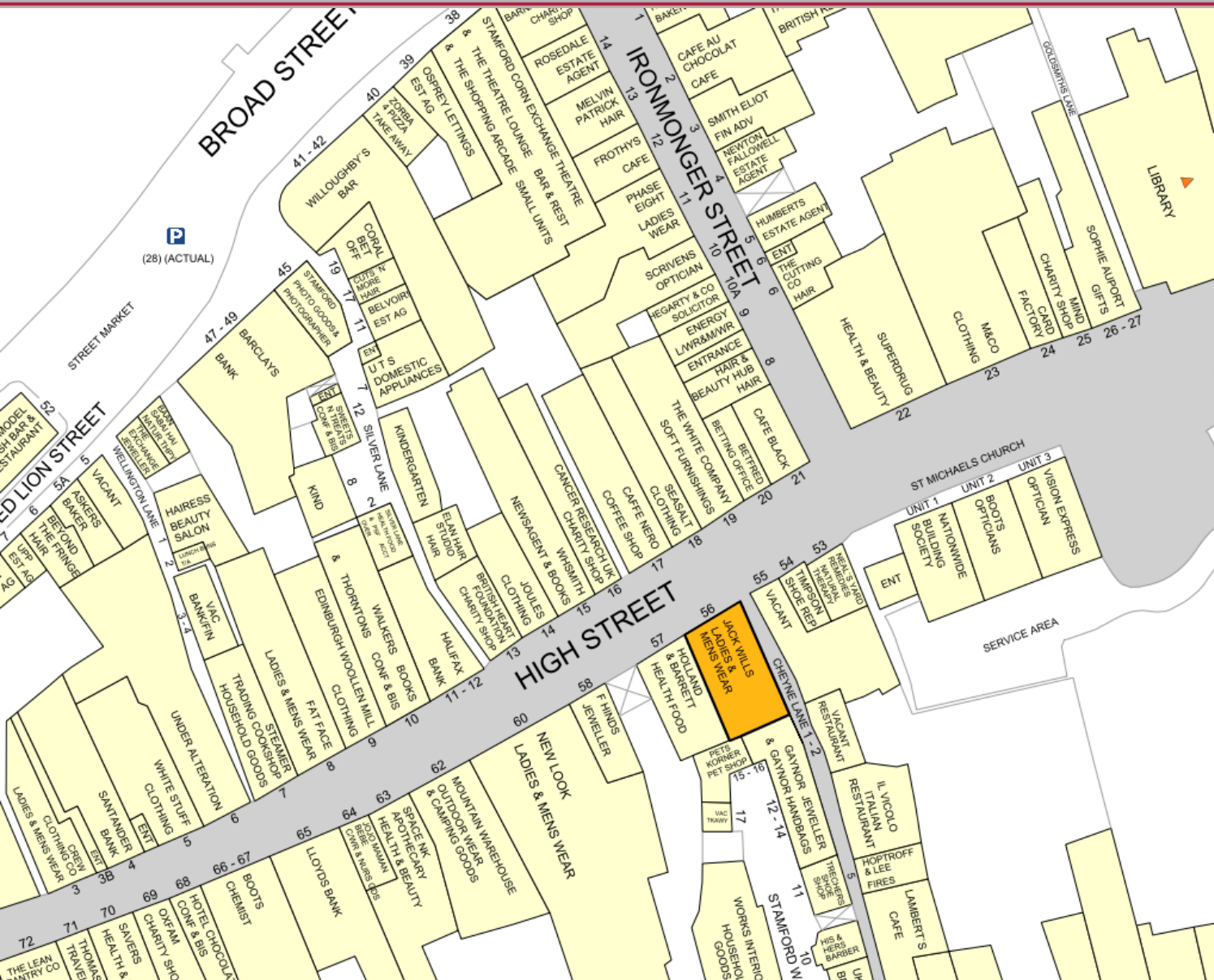
<i>Gross Frontage</i>	<i>26 ft</i>
<i>Gross Depth</i>	<i>71 ft</i>
<i>Ground Floor</i>	<i>1,590 sq ft</i>
<i>First Floor</i>	<i>1,065 sq ft</i>
<i>Second Floor</i>	<i>Void</i>
<i>Total</i>	<i>2,655 sq ft</i>

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

C 51-75

62 This is how energy efficient the building is.

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

£60,000 per annum exclusive.

Rates

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

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

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

David Waterhouse david@stapletonwaterhouse.com