

Richardson

7a Silver Lane
Stamford PE9 2BT

TO LET £5200 pax.



- Office / Stores
- Close to Broad St and the High St
- Would Suit Taxi Office
- 15.68 Sq m (168 Sq Ft)
- Wc and Kitchenette Installed

Sheep Market House, 3-4 Sheepmarket,
Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

LOCATION

The property is situated on Silver Lane which runs between High Street and Broad Street in the town centre. Other occupiers on the lane include Coral Bookmakers, Cuts 'N' More Hair Salon, Sweets and Treats Confectionery and The Little Lane Nursery.

DESCRIPTION

The property comprises self-contained, basic office accommodation set back from Silver Lane, wc facilities and a small kitchenette area are installed.

ACCOMMODATION

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

NIA: 15.68 Sq M (168.7 Sq Ft)

SERVICES

We understand that mains electricity, water and drainage 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.

BUSINESS RATES

Interested parties should however rely on their own enquires as to the amount of rates payable.

TERMS

Available TO LET on a new internal repairing and insuring lease for a term to be negotiated.

VAT

VAT will be charged on the rent.

LEGAL COSTS

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

EPC

Energy Rating:

VIEWING

For an appointment to view or further information please contact –

Andrew Leech

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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These 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.
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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 2003 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.