



CP

THE CULSHAW
PARTNERSHIP

COMMERCIAL PROPERTY
SPECIALISTS

ESTABLISHED 1976

REGULATED BY THE RICS

STAMFORD

32 HIGH STREET
PE9 2BB

LOCATION

The historic market town of Stamford is situated just off the A1 approximately 10 miles north of Peterborough and 20 miles south of Grantham. The subject property is prominently located in a prime retail location adjacent to Costa Coffee and opposite Cook, Tesco Metro and Wilkinsons. Marks & Spencer Simply Food is nearby.

ACCOMMODATION

Ground floor retail shop offering a good clear sales space with first floor storage and a kitchen. Ground Floor Retail Sales Area 625 sq ft. First Floor 355 sq ft. The property has been fully refurbished and redecorated on ground and first floor.

TENURE

Premises are available on a new 10 year lease on FRI terms.

REFURBISHED SHOP TO LET

RENT

£34,500 p.a.

RATES

Rateable Value: £25,250

Rates Payable: £12,120 pa (2018/2019)

(through enquiries to South Kesteven District Council).

May qualify for 50% Rates Relief.

LEGAL COSTS

The new tenant to be responsible for the landlords legal costs in connection with preparation of the lease.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

EPC available on request.