



## STAMFORD

71 HIGH STREET  
PE9 2AW

### LOCATION

High Street is the main shopping street in this historic, thriving and prosperous market town with a population of 18,000 supporting a Public School of national repute and benefits from good rail and road links. Nearby retailers include The White Company, Boots, Fat Face, White Stuff and Crewe Clothing. Hotel Chocolat have just opened and Savers is adjacent.

### ACCOMMODATION

Ground floor shop with Retail Sales Area  
585ft<sup>2</sup>  
First Floor Storage 440 ft<sup>2</sup>  
Second Floor Storage 202 ft<sup>2</sup>

### TENURE

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

# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976  
REGULATED BY THE RICS

## TO LET - SUBJECT TO VACANT POSSESSION

### RENT

£48,000 p.a.

### RATES

Rateable Value: £31,500  
Rates Payable: £15,466 (2019/2020)  
(through enquiries to South Kesteven Council).  
**May qualify for 50% Rates Relief.**

### LEGAL COSTS

Tenant to be responsible for the landlord's legal costs in connection with preparation of the lease.

### VIEWING

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

Energy Performance Certificate (EPC)  
Available on request.

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