

Prime Retail Unit To Let Stamford

23 High Street, PE9 2AY

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

Clive Snashall

07540 283 797

020 7349 7172

clive@ecsretail.co.uk

Location

The property occupies a prominent location on the High Street, immediately adjacent to **Superdrug & Card Factory** with other nearby retailers including **Marks & Spencer Simple Food, The White Company, Fat Face, Boots Opticians, White Stuff and Mountain Warehouse.**

Accommodation

The property is arranged over ground, first and second floors and offers the following approximate net internal floor areas.

Ground Floor

4,152 sq ft (385.72 sq m)

First Floor

4,418 sq ft (410.43 sq m)

Second Floor

2,011 sq ft (186.82 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

On application.

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£106,000

UBR (2013/2014)

£0.471

Rates Payable

£49,926

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

EPC

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

020 7349 7172
www.ecsretail.co.uk

ECS Retail is a trading name of ECS Snashall Limited, a Limited Company that is registered in England and Wales with registration number 08685385. The Registered Office is 13 Vansittart Estate, Windsor, Berkshire, SL4 1SE. ECS Retail give notice on their behalf and on behalf of the Vendors or Lessors of this property for whom they are agents that: (a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item; (c) no person in the employment of ECS Retail has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of Gilbert Evans LLP nor any contract on behalf of the vendor; (d) no responsibility can be accepted for any expenses incurred purchasers or lessees in inspecting properties which have been sold, let or withdrawn.