

# PRIME SHOP TO LET

## 55 High Street, Stamford, PE9 2EW

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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

### Prime location in affluent and vibrant market town

#### LOCATION

Stamford is an attractive and prosperous market town in Lincolnshire, situated just off the A1, approximately 31 miles east of Leicester and 14 miles west of Peterborough.

The property is located within the 100% prime pitch. Surrounding occupiers include **The White Company**, **Jack Wills**, **Seasalt** and **Caffe Nero**

#### RENT

£49,000 per annum exclusive

#### TENURE

A new full repairing and insuring lease is available for a term of years to be agreed.

#### RATES

We have been informed by the local rating authority that the rateable value is as follows:

Rateable Value	£36,611
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**We understand retail, hospitality and leisure occupiers will pay no rates until May 2021.**

Rates Payable would otherwise have been £18,269. Interested parties should verify these figures with the Valuation Office ([www.gov.uk](http://www.gov.uk)).

#### ACCOMMODATION

The premises have the following approximate net internal floor areas:-

Ground Floor Sales:	71.47 sq m	769 sq ft
Ground Floor Ancillary:	22.03 sq m	237 sq ft
First Floor Ancillary:	55.02 sq m	592 sq ft
Second Floor Ancillary:	47.03 sq m	506 sq ft

#### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

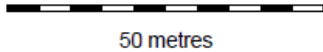
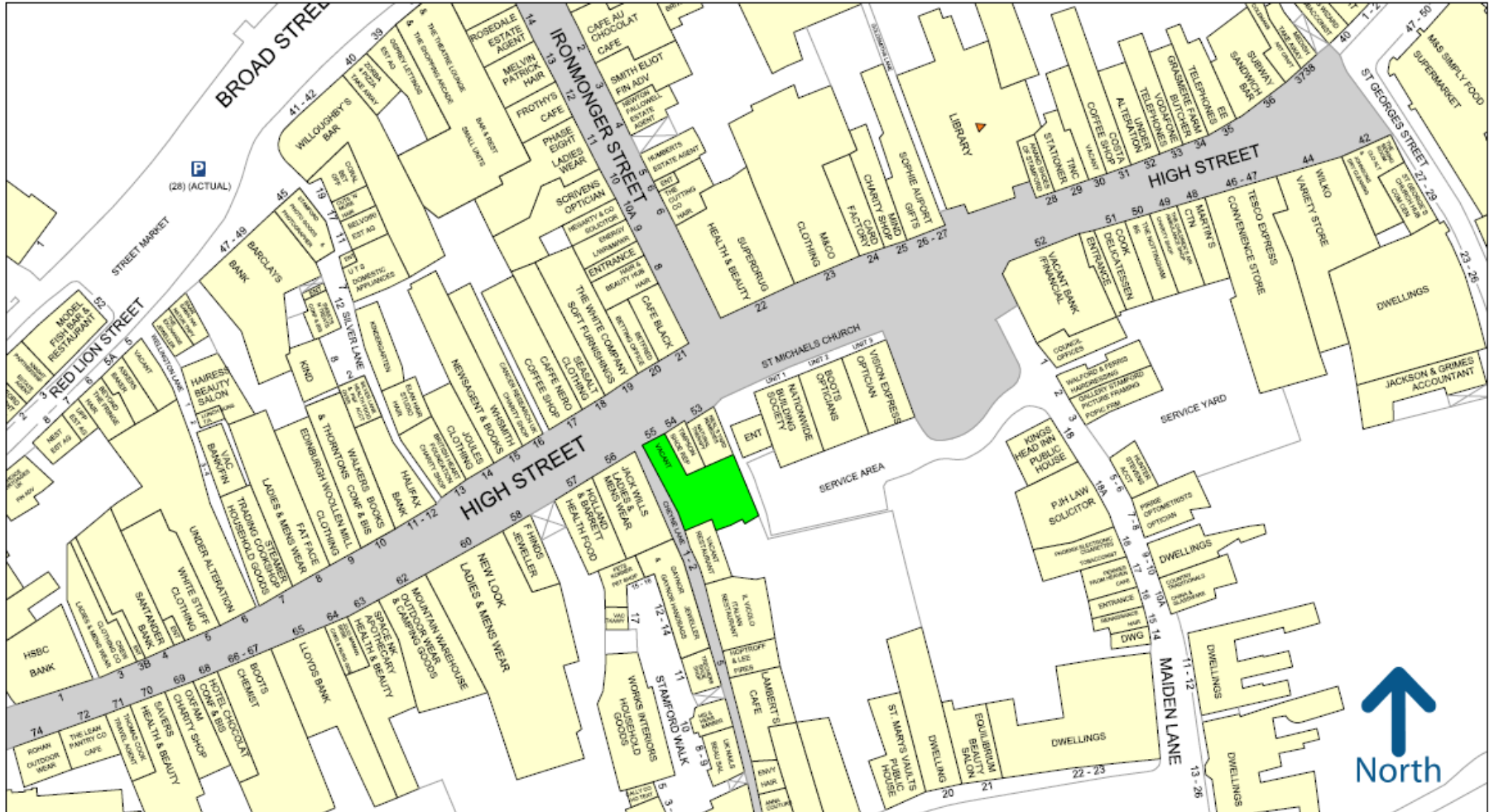


#### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**  
020 7182 7498  
[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

**SUBJECT TO VACANT POSSESSION**



Experian Goad Plan Created: 29/07/2020  
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