

PRIME SHOP TO LET

55 High Street, Stamford, PE9 2EW

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W1S 2XF
020 7182 7480
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

£57,500 per annum exclusive

TENURE

A new full repairing and insuring lease is available for a term of 10 years subject to a 5 year upward only rent review.

RATES

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

Rateable Value	£36,611
Rates Payable (18/19)	£18,049

Interested parties should verify these figures with the Valuation Office (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

Vincent Morris

020 7182 7485

Vincent@fawcettmead.co.uk

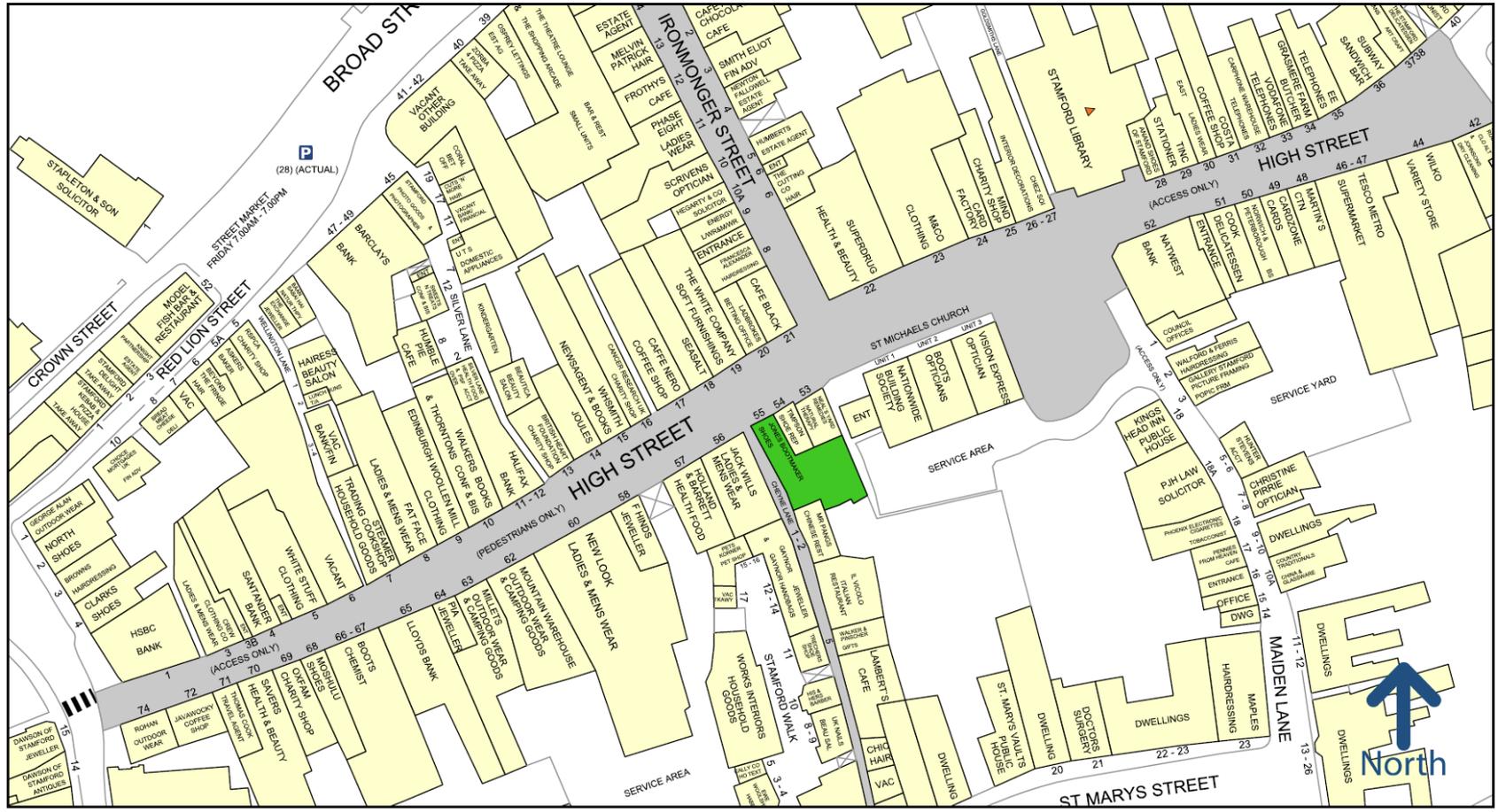
SUBJECT TO VACANT POSSESSION



Stamford



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