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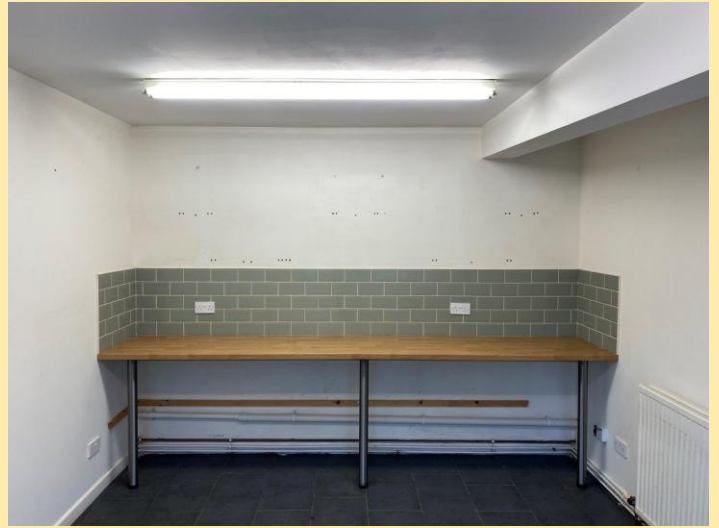
**Office Building, George Farm, London Road,
Stamford, Lincolnshire. PE9 3JP**

To Let – Asking Rent - £7,500 plus VAT

Office Building located in a rural environment just off a working farmyard with easy access to the A1. Car parking facilities on site. Suitable for a variety of uses (subject to planning). Total area approximately 47.7m² (513 sq.ft.).

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**LOCATION:**

From the centre of Stamford proceed past The George Hotel and up St Martins Hill (B1081) and along London Road. Proceed out of town and just before the road joins the A1, the property is located on the right hand (west) side of the road and is accessed through George Farm. As you drive through the farmyard, proceed in a straight line and the property is located on the right-hand side of the yard next to the residential property.

DESCRIPTION / ACCOMMODATION:

The property includes several rooms

Entrance Hall:

2.10m x 1.70m – Tiled with neutral décor.

Boiler/Storeroom:

2.10m x 1.30m – Tiled floor with neutral décor, boiler, base and wall mounted kitchen units, sink and radiator.

WC:

2.10m x 0.90 – Tiled floor, neutral décor, WC and basin.

North Room:

4.40m x 2.10 plus 2.20m x 0.60m – Tiled floor with neutral décor and countertop.

Middle Room:

4.40m x 3.30m – Tiled floor with neutral décor with countertop.

Kitchen:

4.40m x 2.80m – Tiled floor with neutral décor, base units, sink and water heater.

TERMS:

The property is available on flexible terms with a new lease being offered under the Landlord and Tenant Act 1954, subject to the following:

- The lease will be on a Full Repairing and Insuring (FRI) basis. The roofs and external/load bearing walls will be the responsibility of the landlord.
- Minimum term of 3 years.
- The rent will be reviewed every 3 years, upwards only to open market rental value.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- The Tenant will be required to pay a deposit amounting to one quarter rent prior to the commencement of the lease.
- The Tenant is to reimburse to the Landlord the buildings insurance premium in respect of the property. This will be subject to review and will be payable annually in advance. The Tenant will be responsible for insuring their use, the contents and for maintaining a Public Liability policy up to £10,000,000. The Tenant will also be responsible for insuring plate glass.
- The Tenant will be permitted to operate between 8.30am and 5.30pm – Monday to Saturday inclusive.
- The Tenant will not be permitted to assign or sub-let the premises without the Landlord's prior consent.

BUSINESS RATES:

The Rateable Value of the unit as at 2017 list is £4,100. Interested parties are advised to contact South Kesteven District Council to confirm the exact amount of rates payable.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

OUTGOINGS:

The tenant will be responsible for all services and outgoings including telephone and broadband connections.

VIEWINGS:

Viewings are strictly by appointment with R Longstaff and Co – 01778 420406.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the Energy Performance Certificate relating to the premises is available from R Longstaff and Co – the EPC rating is "D".

SERVICES:

The property has the benefit of mains water, foul drainage, electric and gas.

LANDLORD:

The advertising and marketing agent for this property on behalf of Burghley House Preservation Trust – Registration No. 951524 England. Charity Registration No. 258489. Registered Office 61 St Martins, Stamford, Lincolnshire PE9 2LQ.

LOCAL AUTHORITY:

South Kesteven District Council: 01476 406080.

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY:

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis.

The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES:

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref:

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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