



Retail Showroom And Store

Carrs Lodge, Newstead, Stamford, PE9 4SA

Showroom/Office/Warehouse under renovation - near Stamford. Partial fit out £30,000 per annum

2,689 sq ft
(249.82 sq m)

- Rural Barn which will be renovated and converted into a Commercial unit with adjoining warehouse
- 1,200 Sq Ft retail
- 660 Sq Ft Mezzanine Office
- 825 Sq Ft Warehouse
- Private Parking for circa 12 cars
- Renovation underway

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Summary

Available Size	2,689 sq ft
Rent	£30,000 per annum
Business Rates	Will need to reassessed when works are completed
Service Charge	Upon Enquiry
Car Parking	Private parking to the front of the property for circa 12 cars
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The Barn has planning for conversion into Main showroom/retail area with Mezzanine and 2 Warehouses. One of the stores is being retained the owner.

Location

This rural commercial unit is being created from a Dutch Barn style structure and is home to The Stamford Kitchen Company and Stamford Holiday Cottages. Located on Newstead Lane between Newstead and Belmesthorpe, off the A1175 Uffington Road about 2 miles North East of the main town centre of Stamford.

Accommodation

Name	sq ft	sq m	Availability
Unit - Retail Showroom	1,200	111.48	Available
Mezzanine - Open plan office area	664	61.69	Available
Ground - Warehouse	825	76.65	Available
Total	2,689	249.82	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Accommodation

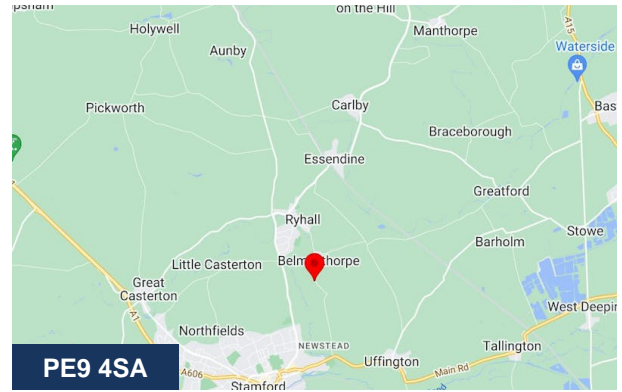
Main retail showroom with an area allocated for WC and Kitchen which will need to be fitted by the tenant. 2 full height windows overlooking open farmland. First Floor Mezzanine which will be open plan. The Warehouse has its own access via a roller shutter door but the dividing wall could be removed to enable 1 large unit.

Services

We are advised that main services (no gas) are connected to the property. These services have not been inspected or tested by the agent

Terms

Offered for let on a new lease with a 5-year lease term preferred, longer if required. Initial passing rent of £30k per annum, with incentives considered, depending on the tenant intended fit out. Landlord's buildings insurance will be payable in addition. A 3 month deposit will be required.



Viewing & Further Information



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