



Showroom and Storage - Stamford

Carrs Lodge, Newstead, Stamford, PE9 4SA

**Mixed use commercial unit with
planning granted for retail and
showroom**

Rent £30,000 pa + VAT

2,591 sq ft
(240.71 sq m)

- 2 Miles from Stamford Town Centre
- LED lighting/ Under floor heating/ 3 Phase power
- 2122 Sq Ft Retail and Storage
- 469 Sq Ft Mezzanine
- Parking for 10 to 12 cars
- Showroom/Office/Warehouse capabilities
- Personnel and roller shutter door access

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Summary

Available Size	2,591 sq ft
Rent	£30,000 per annum
Business Rates	Will need to reassessed when works are completed
Car Parking	Private parking to the front of the property for 6 cars
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

Carrs Lodge is a renovated Dutch barn offering commercial, office and retail use capabilities. The internal space provides a flexible open-plan layout and benefits from an additional mezzanine and a host of features including:

- * Roller shutter door with Electronic operation, 3 Phase power with LED Hanging lights.
- * Underfloor heating with 2 separate circuits.
- * 2 x 5m high windows with Bifold doors at ground level overlooking open fields
- * Private parking for 10 to 12 cars with additional visitor parking.

The barn has been renovated and reclad with insulated panels to walls and roof which now provides flexible accommodation with an excellent energy performance rating.

Location

This rural commercial unit has 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.

Viewings

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

Accommodation

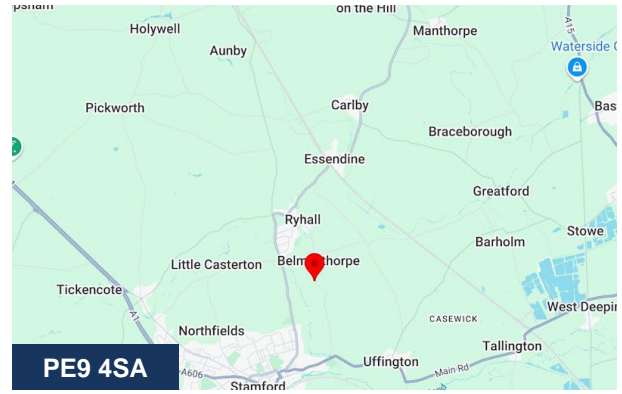
The main area is 22.6m x 8.7m with a barrel vaulted roof (7.15m Ridge) and includes designated spaces for the WC and kitchen, which the tenant is responsible for installing. It features two 5m high windows with bifold doors offering views of open farmland and is open-plan, providing both personnel and roller shutter (3.1m wide x 3.5m high) doors. Additionally, an open-plan mezzanine 8.72m x 5m is being installed providing additional storage or office space at First Floor level

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 + VAT. 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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