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6 Wothorpe Road, Stamford, Lincolnshire. PE9 2JR

TO LET: Asking Rent £21,000 per annum

Characterful property in close proximity to the centre of Stamford suitable for a variety of uses, subject to planning.

Gross Internal Area approx. 115.85m² (1,246 sq. ft.)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

From the centre of Stamford, proceed passed The George Hotel and up St Martins Hill (B1081). Turn right onto Kettering Road then take the first right onto Wothorpe Road. The property is the first building on the left-hand side.

DESCRIPTION/ACCOMMODATION

The property has most recently been used as a boarding house, so is configured accordingly, but it has potential for a wide variety of alternative uses (subject to planning). Presently the building is divided into the following rooms which offer flexible space/use options:

- Kitchen: 3.50m x 3.70m
- Kitchen / Lounge: 3.80m x 4.40m
- South Bedroom: 3.00m x 3.70m with En-Suite: 1.00m x 2.50m
- Lounge (rear of Kitchen 1): 3.50m x 3.90m
- Bedroom: 2.20m x 4.50m plus 1.30m x 3.20m
- Shower: 1.30m x 2.50m
- Shower: 1.20m x 2.40m
- Bedroom: 4.30m x 5.40m

Garage: The garage, which is attached to the north end of the property can be accessed externally (only) from the front and the rear. It houses a gas fired boiler and enclosed WC cubicle.

Gardens: The property has the benefit of a large garden, mostly laid to lawn, which is predominantly to the South of the building.

TERMS:

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

- The lease will be on an Internal Repairing (IR) basis.
- The lease will be for a minimum term of 6 years, although the Landlord may be prepared to include a break clause at the end of year 3.
- The rent will be reviewed at the end of year 3 - upwards only to open market rental value.
- The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954, subsections 24-28.
- The rent will be payable quarterly in advance.
- The Tenant will be required to pay a deposit of £5,250.
- The Tenant will not be permitted to assign or sub-let the premises without the Landlord's prior consent.

INSURANCE

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 £5,000,000. The Tenant will also be responsible for insuring plate glass.

BUSINESS RATES:

The Rateable Value of the unit is £6,800. 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/utilities and outgoings including telephone and broadband connections.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate (EPC) rating is "C".

VIEWINGS:

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

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.



SERVICES:

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

LOCAL AUTHORITIES

District & Planning:

South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham.

NG31 6TT : 01476 406080

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex. CM20 9HA

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln. LN1 1YL

Electricity:

Western Power Distribution Customer Application Team, Tollend Road, Tipton. DY4 0HH

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: 16202

ADDRESS

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