

PRIME CLASS E OPPORTUNITY STAMFORD 60 HIGH STREET



Description

The premises provide a rarely available large space property along the pedestrianised Stamford High Street. The premises are adjacent to **Mountain Warehouse** and **F. Hinds** and in proximity to occupiers including **Space NK**, **Fat Face**, **Boots**, **White Company**, **Seasalt**, **Caffe Nero** and **Mint Velvet**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises provide the following approximate floor areas:

Ground Floor GIA	9,556 sq. ft.	(887.78 sq. m)
Basement Ancillary	6,534 sq. ft.	(607.02 sq. m)
First Floor Ancillary	4,510 sq. ft.	(418.99 sq. m)

The premises are capable of subdivision to suit occupier requirements. Further information is available upon request.

Lease

The premises are available, subject to vacant possession, on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£158,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

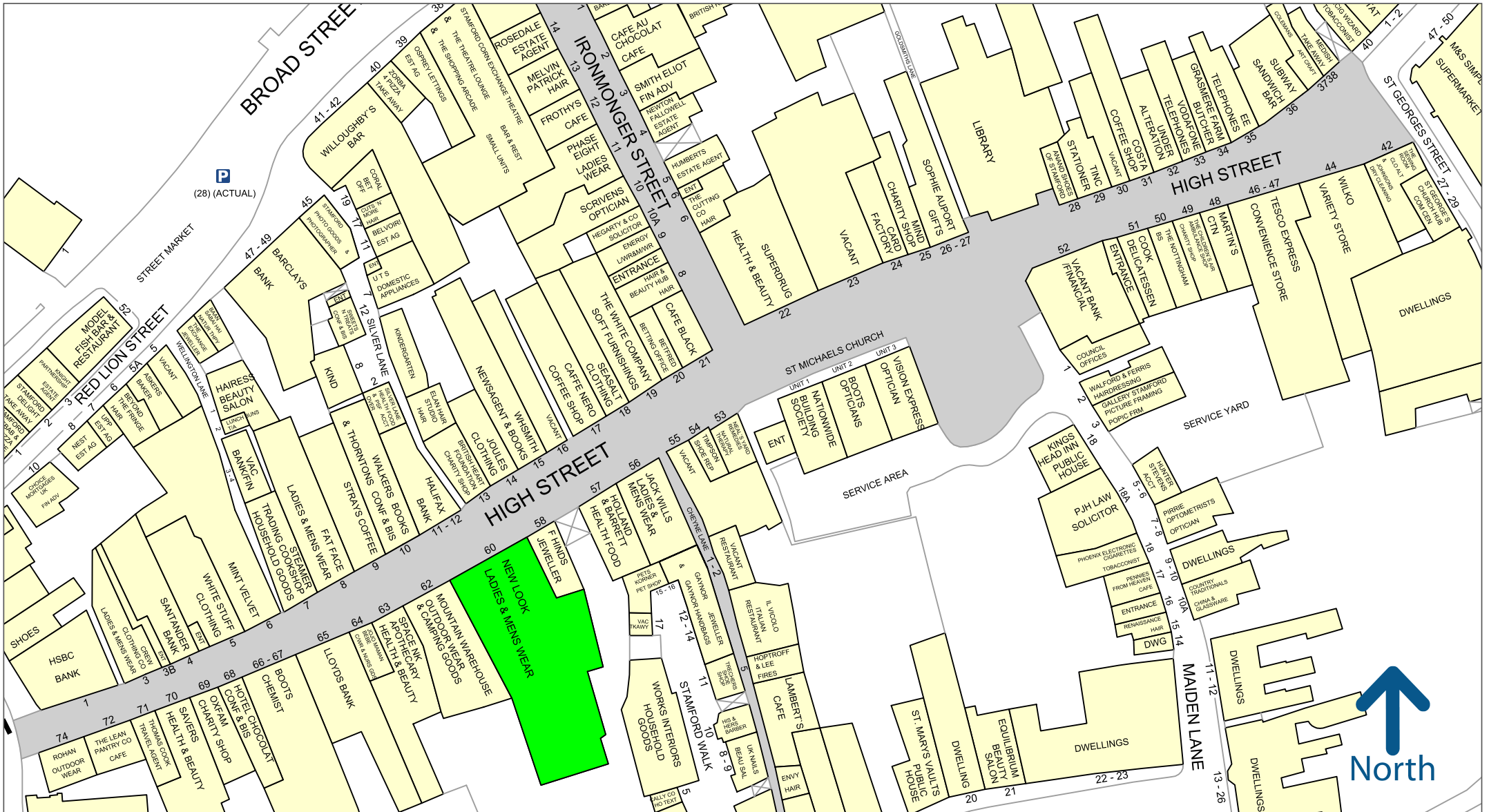
Viewing

Staff are unaware and viewing strictly via appointment. Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
Harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 12/10/2020
Created By: Green and Partners

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

