

TO LET

£895,000



- Warehouse/ Storage/Premises
- 1,382 Sq M (14,873 Sq Ft)
- Ex Haulage Yard
- Two Storey Office Building
- Site Area - 1.29 Acres
- Scope for Development STP
- 0.3 of a mile from A1
- For Sale

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

LOCATION

The property is situated on the Old Great North Road at Stibbington, with easy access to the A1 and A47 Trunk Road.

DESCRIPTION

The site comprises a former haulage yard with warehouse buildings. The site area extends to approximately 0.52 hectares (1.29 acres), as edged red on the plan attached.

The property comprises a large detached industrial unit of predominately steel portal frame construction and asbestos sheet cladding, with a height to eaves of approximately 6 meters and two full height vehicle loading doors, one to the front elevation and one to the rear. This building incorporates HGV spray booths, a shot blasting area and inspection pits.

The Old railway building comprises of a brick built structure with timber roof trusses, with height to eaves of 5.25 meters and benefits from translucent roof panels.

The third building on the site is a two storey office building with toilets and a kitchen space.

ACCOMMODATION

The buildings on the site are as follows:

Building - edged blue - 1,099 sq m (11,834 sq ft)

Old Railway Buildings - edged green - 220.22 sq m (2,370.43 sq ft)

Site Office - edged orange - 62.2 sq.m. (669.25 sq.ft.)

TOTAL GIA - 1,381 sq.m (14,873 sq.ft)

SERVICES

We understand that mains electricity, water and drainage are available. None of the services, heating systems or any other plant or equipment have been tested by Richardson and purchasers must rely on their own investigations as to their condition.

TERMS

The premises are available as a whole, freehold with vacant possession on completion.

BUSINESS RATES

We understand from enquiries made of the Valuation Office website that the following Rateable Values apply:

Workshop at Wansford Station £48,000

Interested parties are advised to make their own enquiries as to the amount of rates payable.

EPC

EPC - 62C

VAT

TBC

LEGAL COSTS

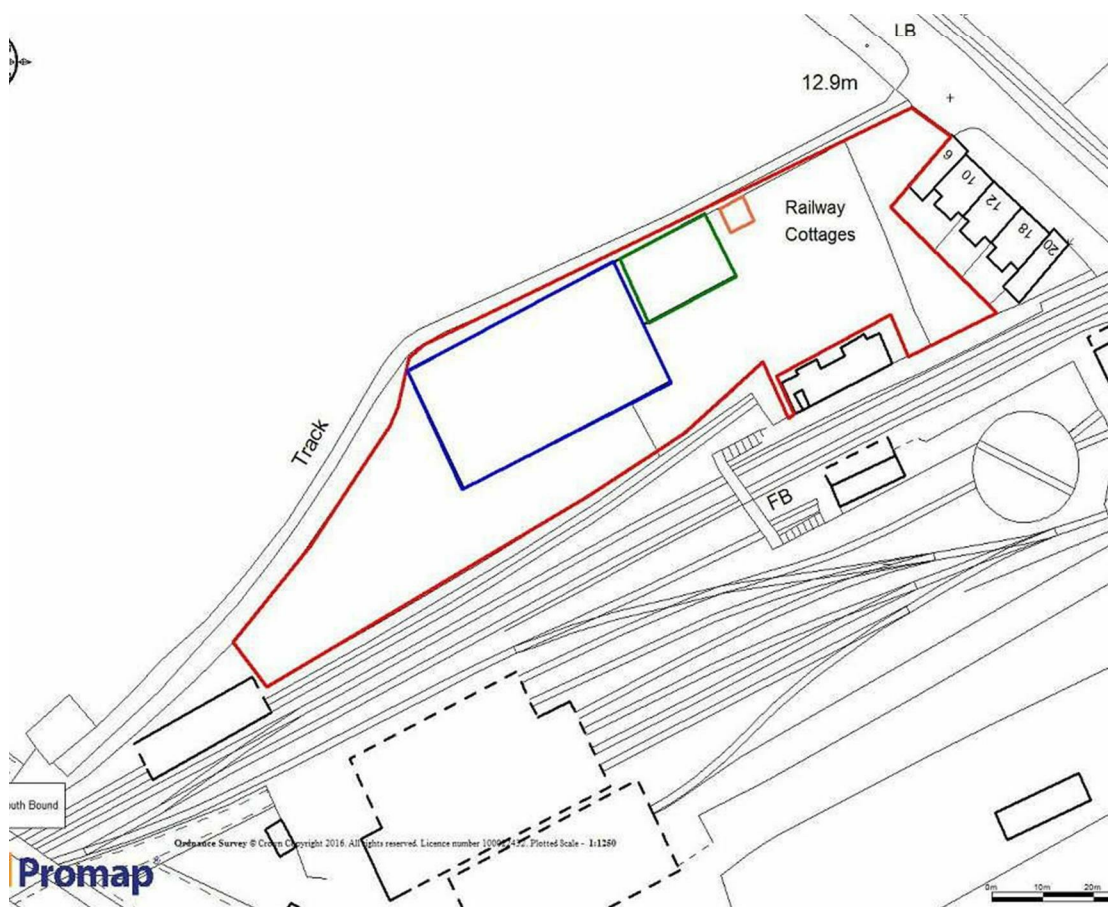
Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact -

Andrew Leech 01780 758007 e: aleech@richardsonsurveyors.co.uk

Katie Mulhern 01780 758005 e: kmulhern@richardsonsurveyors.co.uk



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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale