

FOR SALE

Price Guide £450,000



- Commercial & Residential Investment
- Comprising Shop, Flat & Shop With Living Accommodation
- Deadline for Offers - Noon 15th December 2021
- Freehold Subject To Leases
- Fully Let & Producing £25,000 Rental Income Per Annum

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

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LOCATION

Empingham is located approximately 4 miles west of Stamford and 5 miles east of Oakham. The village lies close to the north shore of Rutland Water and has a population of about 1,000. The property is situated opposite St Peter's Church on Church Street, close to its junction with the A606 Stamford to Oakham Road.

DESCRIPTION

13 Church Street- comprises a self-contained ground floor lock-up shop trading as a ladies hairdresser with front sales area, treatment room and staff room / kitchen and w.c. towards the rear. There is car parking to the side.

13A Church Street- is a self-contained first floor flat comprising two bedrooms, lounge, kitchen and a bathroom. It has a ground floor entrance off Church Street and a large rear garden.

15 Church Street- is a substantial building comprising of a ground floor lock up shop with living accommodation. The shop is trading as the village store and off licence selling a range of convenience items. The living accommodation extends to kitchen, pantry, scullery and lounge on the ground floor and three bedrooms and a bathroom on the first floor. Outside there is a large rear garden and lock up garage to the side.

ACCOMMODATION

Property	Sq m	Sq ft
13 Church Street	49.97	538
13A Church Street	93	1,000
15 Church Street	148	1,590
Total	290.97	3,128

TENANCIES

13 Church Street – Ground floor shop only

9 year lease commencing on the 25th March 2015, on internal repairing and insuring terms at a rent passing of £7,500 per annum exclusive. The lease has the protection of the security of tenure provisions of the Landlord & Tenant Act 1954.

13A Church Street – First Floor Flat

Let on a Assured shorthold tenancy at a rent of £625 per calendar month.

15 Church Street – Shop & living accommodation

15 year lease commencing on the 1st April 2005 and currently holding over on internal repairing and insuring terms at a current rent passing of £10,000 per annum exclusive. The lease has the protection of the security of tenure provisions of the Landlord & Tenant Act 1954.

Copies of the leases are available on request to the agent.

SERVICES

We understand that parts only of the property are connected to mains electricity, water and sewerage. 15 Church Street is connected to a septic tank. No enquiries have been made of the relevant supply companies to confirm or otherwise the existence of these services. Purchasers should rely on their own investigations as to connections

RATING ASSESSMENT

Property	Description	Rateable Value
13 Church Street	Shop & Premises	£3,950
13A Church Street	Shop & Premises	£4,700
15 Church Street	Residential	Council Tax Band E

From enquiries made to the Valuation Office website we understand that the following assessment applies:

TERMS

The entire property is for sale freehold subject to leases, at a price guide of £450,000.

EPC'S

The following rating assessments apply;

13 Church Street- C73

13A Church Street- E42

15 Church Street- 3124

VIEWING

For an appointment to view or further information please contact -

Charlie Burrows t: 01780 758005 e: cburrows@richardsonsurveyors.co.uk

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

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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.