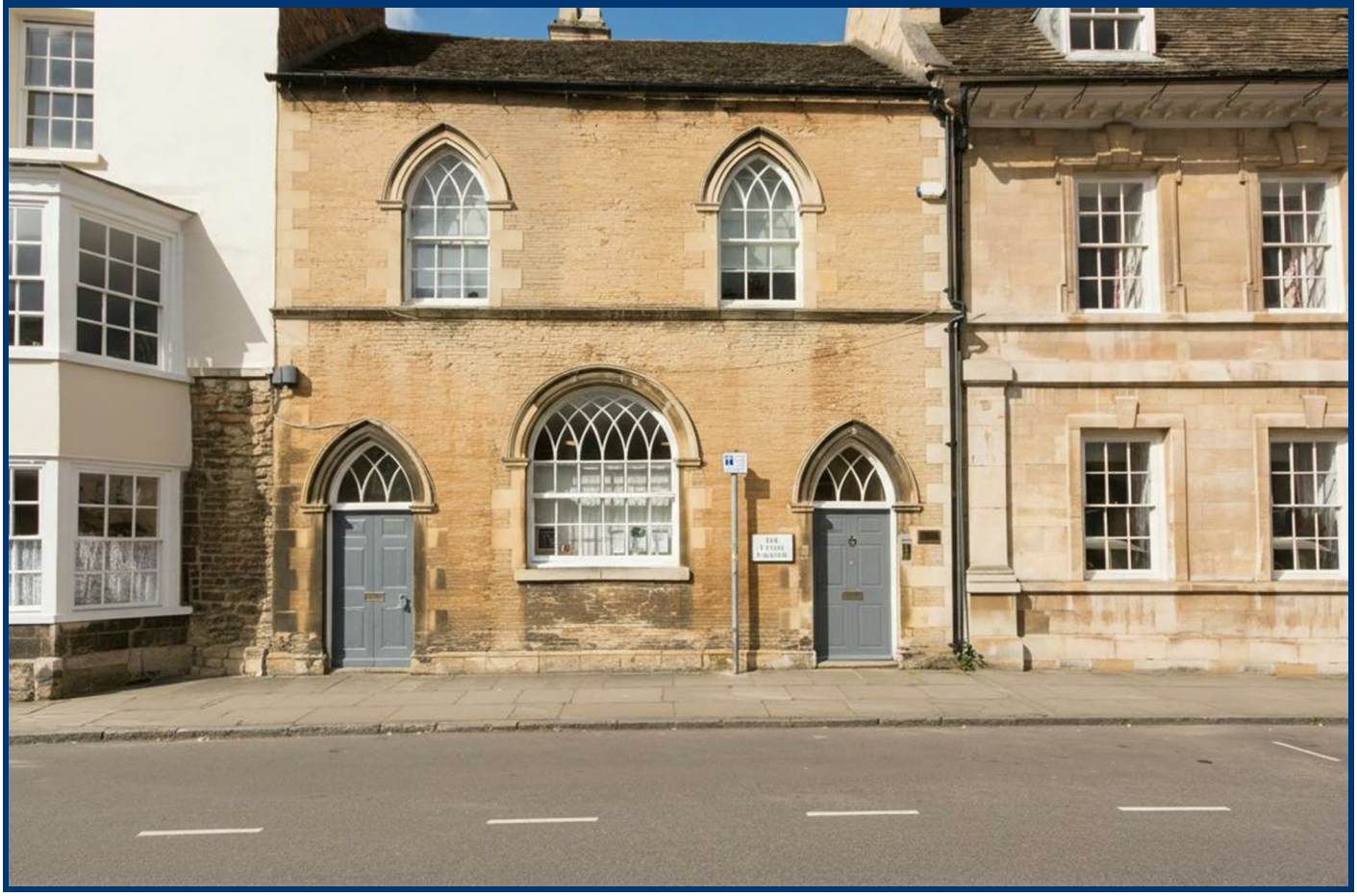
Richardson

Commercial Property Specialists

21 St Mary's Street
Stamford, PE9 2DG

FOR SALE

Guide Price £950,000



- Commercial/ Residential Premesis
- Potential for Residential Conversion stp
- Attractive and Prominent Frontage
- Large Sash Windows Throughout
- Grade II* Listed
- Many Original Features
- Stamford Town Centre
- For Sale

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

RICS

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LOCATION
Stamford has a unique blend of history, stunning architecture and niche shopping. the property has easy access of the A1 connecting to other major road networks. The city of Peterborough provides the main city rail links (London Kings Cross approx. 50-55 mins) and Stamford has the advantage of its own railway station which provides direct routes to Leicester and Birmingham.

DESCRIPTION
21 St Mary's Street is a prominent Gothic-inspired Grade II* Listed, stone fronted building in the heart of Stamford, this well-presented period property offers a combination of character, scale and flexibility. The building benefits from generous room sizes, high ceilings and excellent natural light. The property was most recently a beauty and holistic treatments centre and previously a doctors surgery, it would easily continue with a similar or other commercial use.

The ground floor comprises an entrance hall, reception area, a large treatment room with another separate room to the rear, w.c and kitchen with access to the basement. The first floor has a sizeable landing area and multiple treatment rooms, all currently fitted with showers and one with a statement claw footed bath, there is a separate w.c also. Gas fired central heating is installed. Outside there is a small enclosed courtyard.

ACCOMMODATION
The premises have been measured in accordance with the RICS code of measuring practice on a net internal floor area basis.

Ground Floor - 126.1 sq m (1358 sq ft)
First Floor - 93.9 sq m (1011 sq ft)
Basement - 72.4 sq m (780 sq ft)

Total NIA excluding basement - 220 sq m (2,368 sq ft) approx.

See floor plans attached.

SERVICES
We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plan and equipment have been tested by Richardson and prospective purchases must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Current - £21,000

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS
The property is for sale freehold with full vacant possession.

VAT
We understand that the property is not elected for VAT.

ANTI MONEY LAUNDERING
Prospective buyers will be required to provide ID Documentation (certified copies of passport, driving licence, utility bill) and pass the necessary Anti-Money Laundering checks undertaken by the agent prior to completion of the sale.

LEGAL COSTS
Each party to bear their own legal costs incurred in the transaction.

VIEWING
For an appointment to view or further information please contact -

Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

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"it's all fun and games
until someone breaks a nail"




"beauty begins the moment
you decide to be yourself"







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TOTAL FLOOR AREA : 292.5 sq.m. (3148 sq.ft.) approx.

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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