

LEASE FOR SALE
ON BEHALF OF
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stamford - 64 high street

LOCATION/DESCRIPTION

The unit occupies a prime location within the pedestrianised section of Stamford High Street adjacent to Lloyds TSB, Millets and Boots The Chemist.

Some multiple retailers in close proximity include HSBC Bank, Savers Chemist, New Look, Be Wise, Edinburgh Woollen Mill, WH Smith, Dixons, Card Factory, Clinton Cards, Vision Express, Superdrug, Burtons, Dorothy Perkins, NatWest Bank, Wilkinsons and Tesco Metro.

ACCOMMODATION

The subject premises have the following approximate areas/dimensions:

Internal Width	15'7"	4.57m
Shop Depth (max)	92'	30.18m
Ground Floor Sales	1,593 sqft	148 sqm
Ground Floor Stores	65 sqft	6.03 sqm
Male/Female WC		

Whilst we believe the above measurements are correct, interested parties are advised to verify these areas themselves.

LEASE TERMS/TENURE

The premises are held on a 15 year lease from 7 May 2002 on fully repairing and insuring basis subject to 5 yearly rent reviews. The passing rental is £35,000 per annum exclusive.

RATING ASSESSMENT

We have been verbally advised by the Local Rating Authority that the premises have a rateable value of £31,500 making the rates payable for 2008/2009 £14,553.

We would advise interested parties to verify this information themselves.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the preparation of the documentation of this transaction.

VIEWING

Strictly by appointment with Ashley Prescott on 0151 227 2199 ashley@burnsproperty.co.uk

SUBJECT TO CONTRACT

MISDESCRIPTORS ACT 1967: BURNS PROPERTY CONSULTANTS for themselves and for vendors or lessors of this property whos agents they are, give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) None of the statements contained in these particulars as to this property are to be relied on as a statement or representation of fact. (3) Any interested purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (4) The vendor or lessors do not make or give and neither Burns Property Consultants nor any person in their employment has the authority to make or to give any representation or warranty whatsoever in relation to this property.

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