STAMFORD
3 RED LION SQUARE
PE9 2AQ

LOCATION
The historic market town of Stamford is situated just off the A1 approximately 10 miles north of Peterborough and 20 miles south of Grantham. The subject property is located in a good secondary retail location.

ACCOMMODATION
Ground floor retail shop with sub-let first floor café, which has separate access.

Ground Floor Retail Sales Area 577 sq ft.
Basement 300 sqft
First Floor 635 sqft

TENURE
Premises are available:

either on a new lease of the whole, with the benefit of the first floor sublease (trading as Temptations) at a rent of £8,000 pa, expiring 9th October 2011. This option offers the possibility of future expansion on to the first floor.

or a new lease of the ground floor only.

TO LET - SHOP

RENT
£25,000 p.a. - The Whole Premises
£20,000 p.a. - Ground Floor Only

RATES
Rateable Value: £17,500 (ground floor only)
(through verbal enquiries to South Kesteven D.C.)

LEGAL COSTS
The new tenant to be responsible for the landlords legal costs and stamp duty in connection with preparation of the lease.

VIEWING
Strictly through landlords agents, please contact 01572 822791 for further information.

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