

PROMINENT CHARACTER BUILDING

FOR SALE



44 High Street St Martins, Stamford  
PE9 2LG  
801.1229326

Eddisons

# 44 HIGH STREET ST MARTINS

STAMFORD, LINCOLNSHIRE PE9 2LG



Agreement

For Sale



Detail

Freehold



Price

£600,000



Size

416.11 sq m (4,479 sq ft)



Location

Stamford, PE9 2LG



Property ID

801.1229326

**For Viewing & All Other Enquiries Please Contact:**



**GAVIN HYNES MRICS**  
Regional Managing Director

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**HATTIE GULLAN-WHUR**  
Graduate Surveyor

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01733 897722

Property

The property is located in a prominent position at the junction of High Street St Martins and Kettering Road. The property is Grade II Listed (entry number 1360410). The premises internally is a series of individuals rooms with two larger open plan rooms. The building is predominately single storey with a two storey section fronting onto High Street St Martins which includes a kitchen area and access onto a small courtyard.

There is vehicular access off Kettering Road to a larger courtyard area with parking spaces. There is reserved vehicular right of way to an adjacent property.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	337.22	3,629
First Floor	73.20	788
Total GIA	410.42	4,417

Energy Performance Certificate

An EPC has been comissioned

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property is considered suitable for a variety of commercial or community uses.

Further details on request from the agents.

Rates

**Charging Authority:**  
**Description:**  
**Rateable Value:**

South Kesteven District Council  
School and Premises  
£8,600

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

**100% small business rates relief available to a qualifying occupier.**

Tenure

The property is available **For Sale**.

Price

**£600,000**

VAT

VAT will NOT be charged in addition to the sale price.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

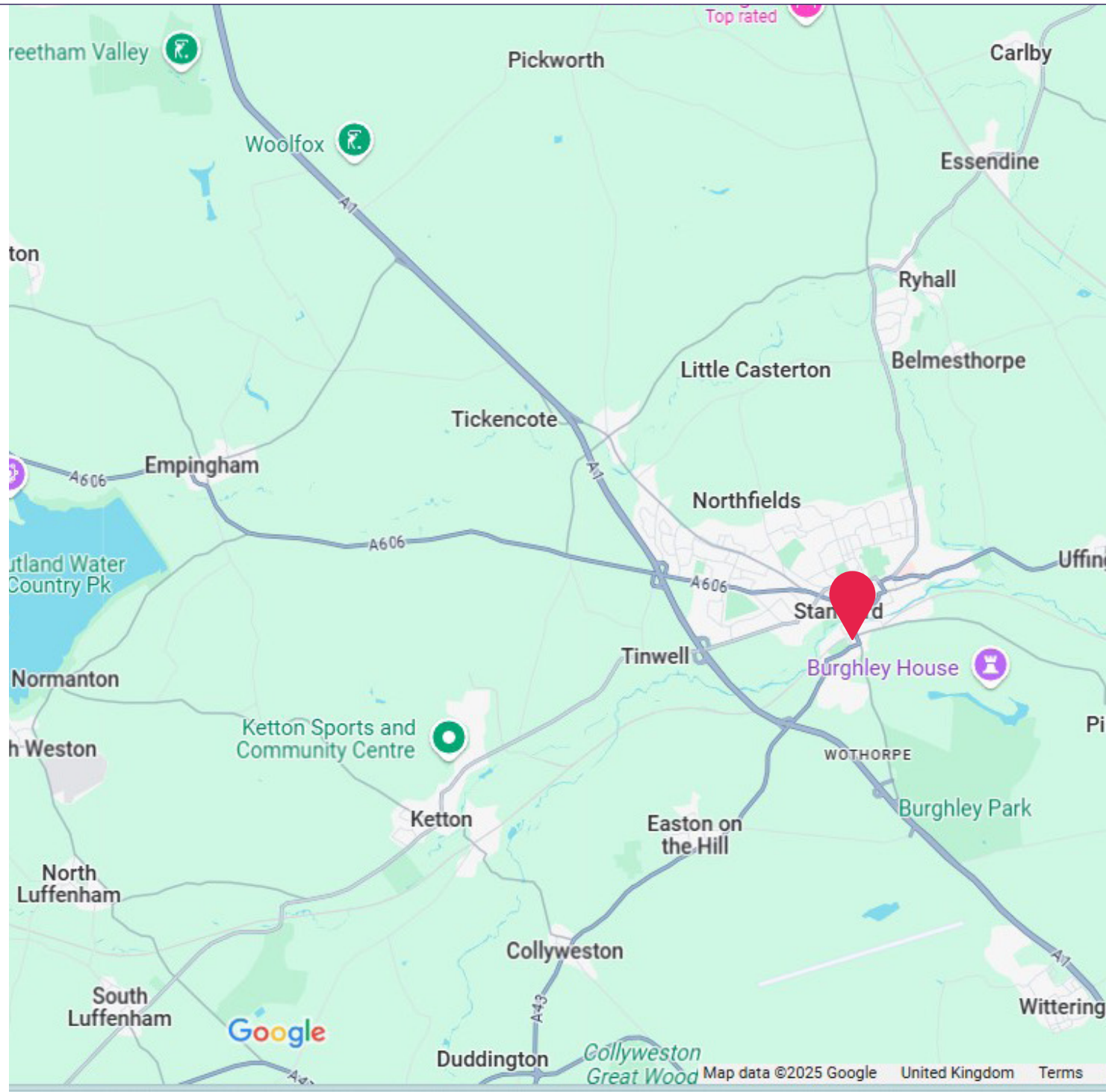
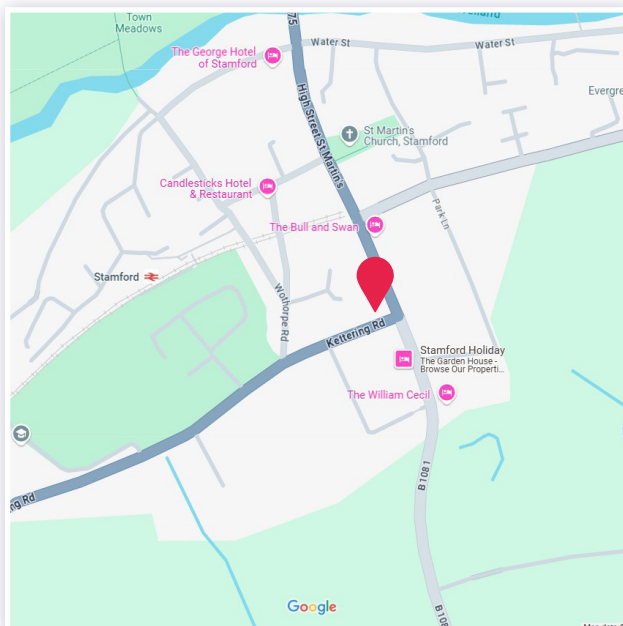
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

Stamford is a historic market town in South Lincolnshire, with a population of around 20,000. The town benefits from a significant catchment population and visitor numbers throughout the year. Much of the town centre has been retained with many attractive stone buildings.

The property is located on High Street St Martins with its junction with Kettering Road, providing access to both the A1, A47 and A43. The property is within close walking distance to the town centre and Stamford train station.







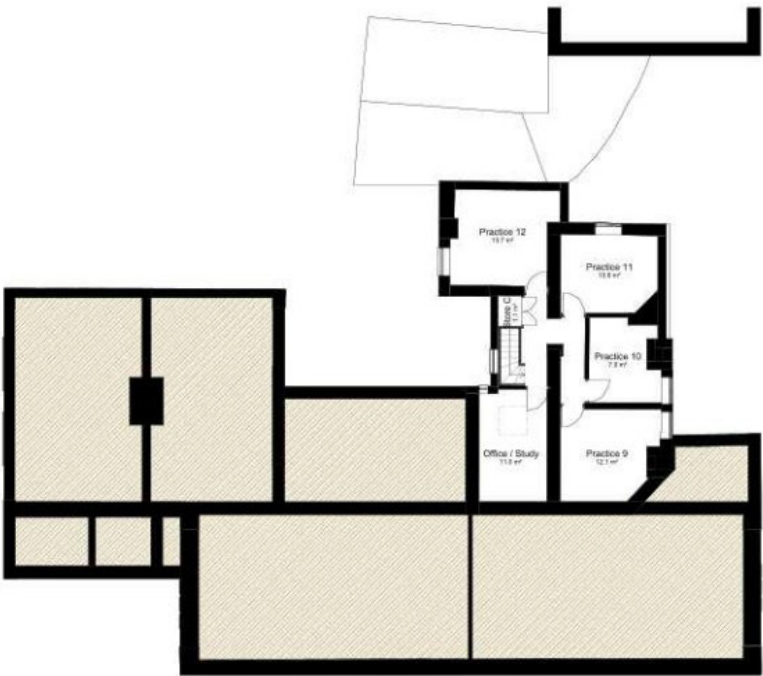




Existing Ground Floor Layout  
1 : 100



Existing Roof Layout  
1 : 200



Existing First Floor Layout  
1 : 100

