

STUDIO / OFFICE

FOR SALE



**The Maltings Yard, Stamford  
PE9 2NT**

801.1229324

**Eddisons**

# THE MALTINGS YARD

STAMFORD, LINCOLNSHIRE PE9 2NT



Agreement

For Sale



Detail

Freehold



Price

£700,000



Size

515.97 sq m (5,554 sq ft)



Location

Stamford, PE9 2NT



Property ID

801.1229324

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



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Regional Managing Director

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Property

The property, which fronts onto the Maltings, is predominantly two storey around a central courtyard. The buildings are a combination of brick and stone under a pitched roof. Floor plans are attached showing the current layout. The premises have most recently been used as offices, stores and studio space.

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	334.41	3,600
First Floor	181.56	1,954
Total GIA	515.97	5,554

Energy Performance Certificate

An EPC has been commissioned.

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

Th property is considered suitable for a variety of uses. The premises has previously been used for offices, stores and studio space.

Rates

**Charging Authority:** South Kesteven District Council  
**Rateable Value:** £25,250

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** freehold.

Price

£700,000

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.

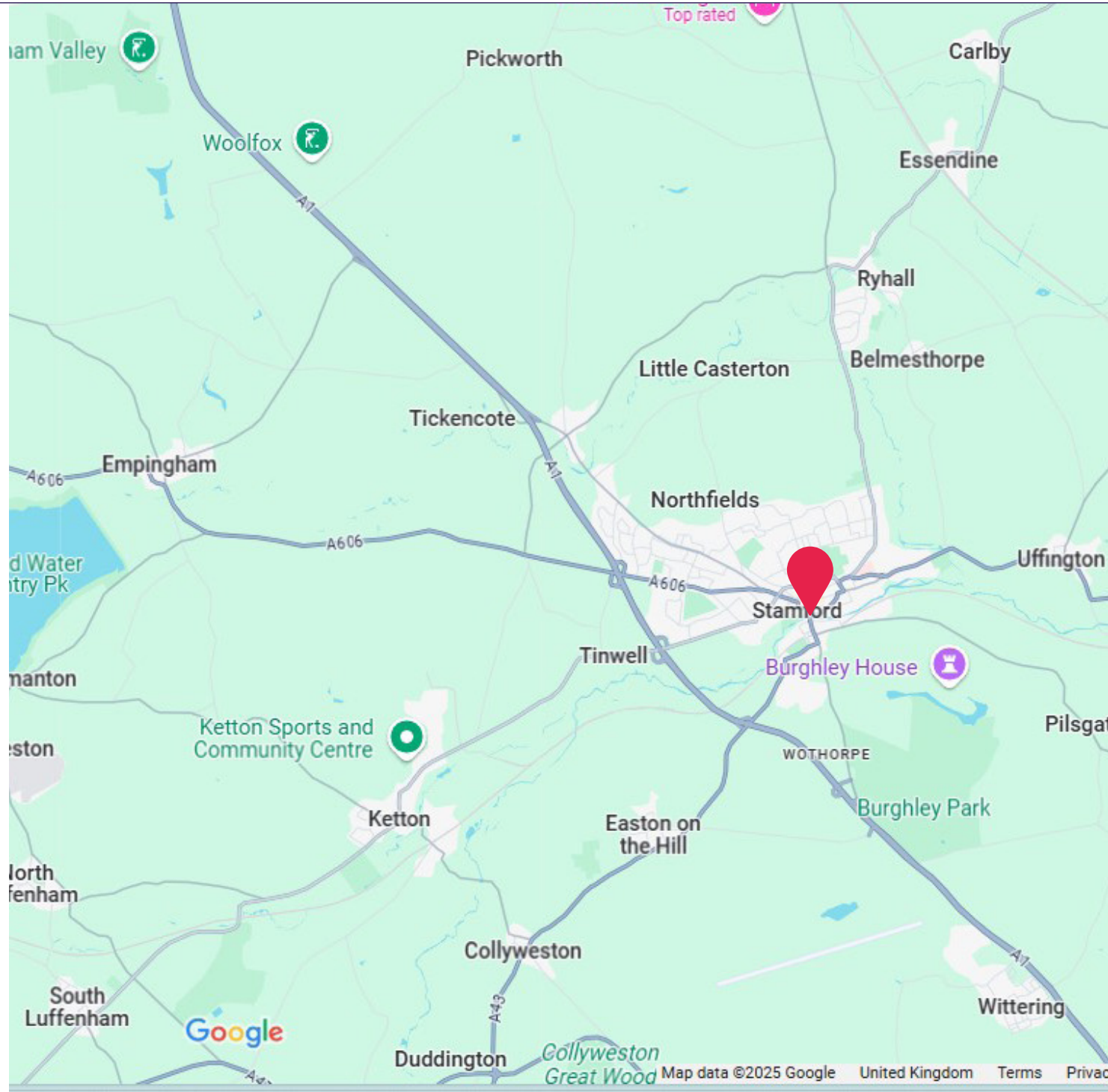
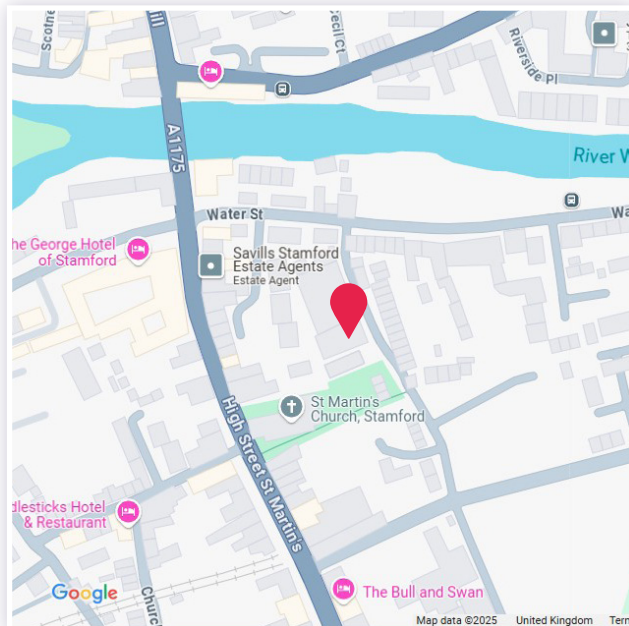
Anti-Money Laundering

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.

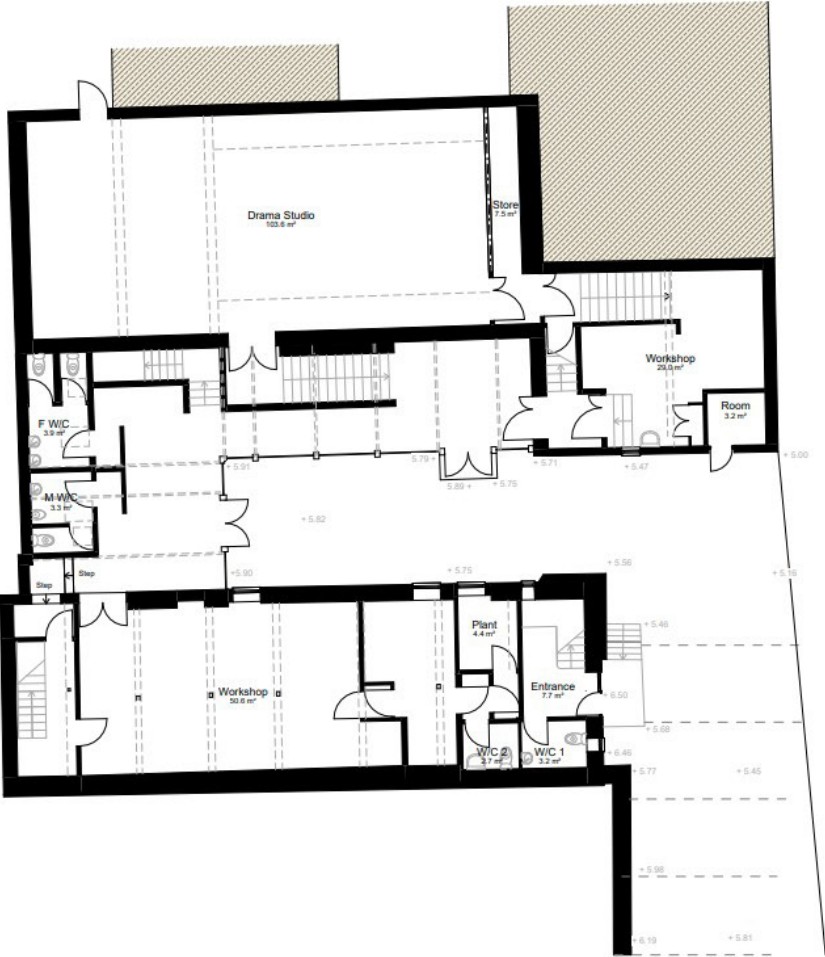
The property is located in The Maltings situated between Water Street and Barnack Road. The property is within walking distance to the town centre, Burghley Park, The George Hotel of Stamford and Pizza Express.











Existing Ground Floor Layout  
1 : 100



Existing First Floor Layout  
1 : 100

