

# Stamford 23 High Street



#### Location:

This property offers a prime High Street location within the pedestrianised section of Stamford town centre. Nearby retailers include Neal's Yard, Superdrug, The White Company, Jack Wills, Caffè Nero and Holland & Barrett.

#### Description:

The property is arranged over three floors, the upper floors will be sub-let separately therefore the ground floor provides the following approximate areas:

<b>Net Frontage</b>	9.4 m	31 ft
<b>Ground Floor</b>	385 sq m	4,152 sq ft

#### Rent:

**£95,000 per annum exclusive.**

#### Lease:

This property is available by way of a new 10 year FRI lease.

#### Rates:

We are verbally informed by the Local Rating Authority that current Rates Payable is **£95,713**. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

#### EPC:

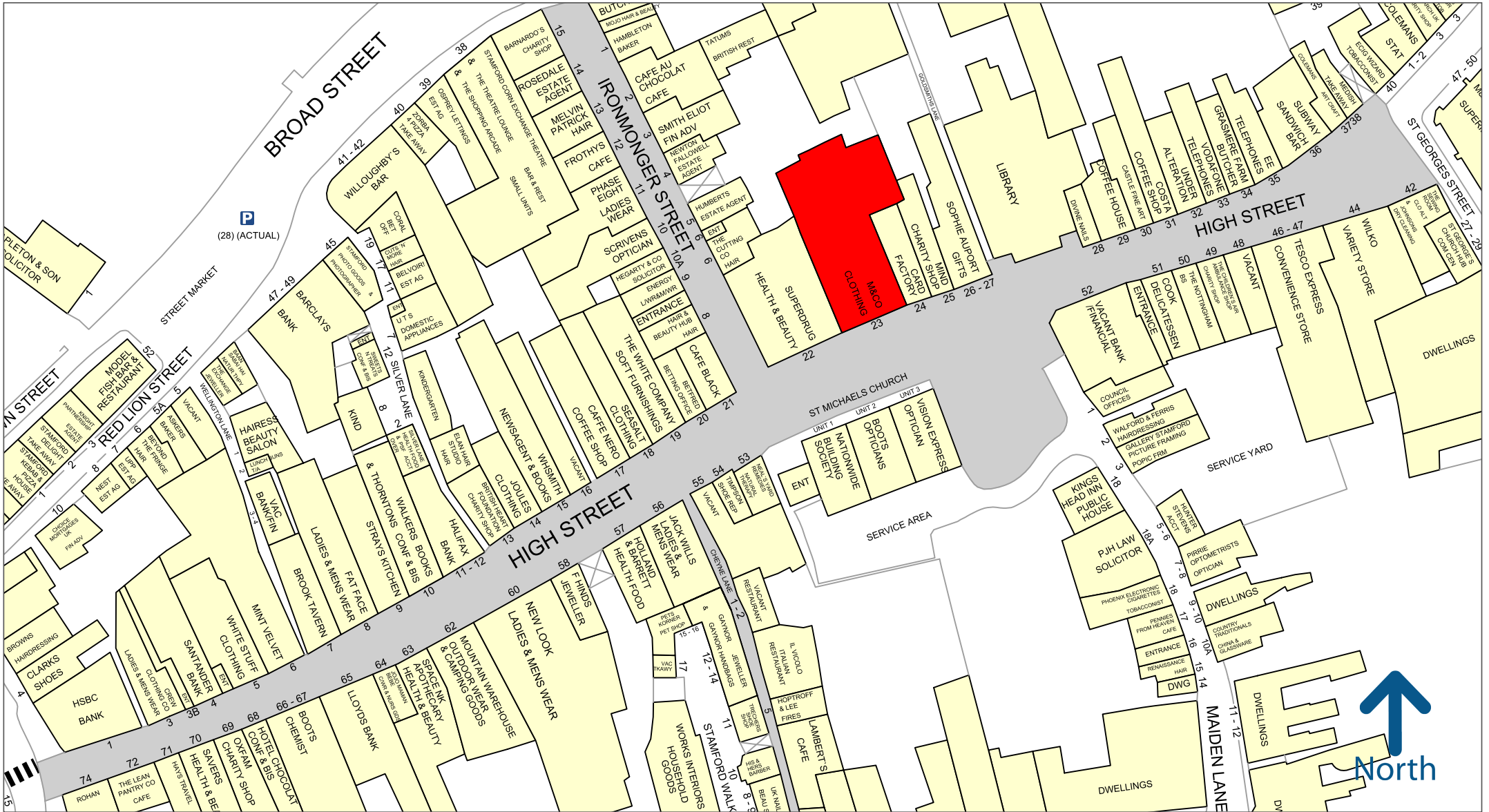
**Available on request.**

#### For further details contact:

**Mark Crookes**  
0203 058 0204  
07831 265072  
mccrookes@mcmullenre.com

**Heather Bajade**  
0203 058 0201  
07708 899128  
hbajade@mcmullenre.com

[www.mcmullenre.com](http://www.mcmullenre.com)



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50 metres

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