

Day Nursery/Leisure/
Office/Residential



FOR SALE (May Let)

The Former Gainsborough, 47 Main Road, Uffington, Stamford PE9 4SN

331.02 Sq.M (3,363 Sq Ft)

- Former day nursery, public house and Restaurant with Development/ Conversion potential.
- Character property with 10 parking spaces to the side.
- EPC rating: 'E'
- Considered suitable for a range of other uses such as residential, offices, leisure or showroom. Subject to planning

savills.co.uk
01733 344414

Stuart House
City Road
Peterborough
PE1 1QF



The Former Gainsborough, 47 Main Road, Uffington, Stamford PE9 4SN

LOCATION

The property is prominently located approximately 2 miles east of Stamford, in the centre of Uffington on Main Road (A1175). The village is mainly residential with nearby amenities including the Bertie Arms Public house and Cophill school.

Stamford is an historic market town situated east of the A1, 14 miles north west of Peterborough and 21 miles south of Grantham.

DESCRIPTION

The property comprises a former public house built in the 19th century and has since been converted into a children's day nursery and previously a restaurant. It is of stone construction under a pitched Collyweston slate roof.

Externally there is a garden to the rear and parking for 10 cars to the side of the property.

There is also development land to the rear of the property available by separate negotiation.

ACCOMMODATION

The property has an approximate Net Internal Area of:

Description	Sq M	Sq Ft
The Gainsborough	331.02	3,563

BUSINESS RATES

The offices are shown on the Valuation Office Agency website as having the following assessment:-

Description	Rateable Value	Rates Payable 2018/19
47 Main Road Uffington	£30,250	£14,520

For further information please visit:

<https://www.tax.service.gov.uk/view-my-valuation/cca/search>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

PLANNING

The property currently has consent for a day nursery but it is considered suitable for other uses such as residential, office, leisure or showroom – subject to planning.

TERMS

The property is available on a freehold basis with vacar possession - guide price: £465,000.

Alternatively a letting may be considered on a new lease on terms to be agreed.

VIEWING

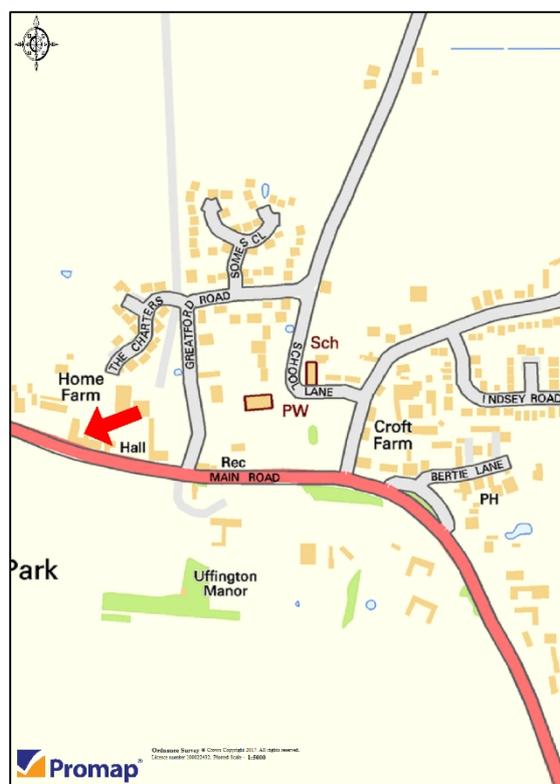
Strictly by appointment with the sole agents.

Edward Gee
Commercial
ege@savills.com

James Abbott
Residential
jabbott@savills.com

01733 209906

01780 484694



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:-

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own, behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition.

Compiled: October 2018