

Lot 21, Units 1 to 3 St Michael's Church, High Street, Stamford, Lincolnshire PE9 2AW

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold High Street Retail Investment

- Let to Nationwide Building Society, Boots Opticians and Vision Express, all on Renewed Leases
- Comprises 3 retail units, continuously occupied for more than 20 years
- Highly attractive Grade II listed building
- Prime Pedestrianised Affluent Town Centre Location
- Car park for approximately 14 cars
- Nearby occupiers include Superdrug, Clintons, Greggs The Bakers, Holland & Barrett, WH Smiths, Lloyds and HSBC

Lot
21

Auction
26th March 2026

Rent
£173,750 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 14 miles north-west of Peterborough, 42 miles south-east of Nottingham, 29 miles east of Leicester

Roads A1, A606

Rail Stamford Railway Station

Air East Midlands Airport

Situation

Stamford is a popular, affluent and attractive historic market town. The property is situated on the south side of the busy prime pedestrianised retail High Street close to its junction with Ironmonger Street. Nearby occupiers include Superdrug, Clintons, Greggs The Bakers, Holland & Barrett, WH Smiths, Lloyds and HSBC.

Tenure

Freehold.

EPC

Unit 1,2 and 3 - Band C

Description

The property is Grade II listed former church building, dating back to 1836 and now converted to form 3 x double fronted Retail units benefitting from a car park for approximately 14 cars.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Unit 1	Ground First Second	Retail Office Ancillary	121.54 129.20 12.60	(1,308) (1,391) (136)	NATIONWIDE BUILDING SOCIETY (2)	5 years from 12/09/2023 (3)	£63,750	(11/09/2028)
Unit 2	Ground First	Retail Ancillary	120.13 123.30	(1,293) (1,327)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (CRN: 06779221) (4)	5 years from 01/07/2024 (4)	£64,000	(30/06/2029)
Unit 3	Ground First	Retail Ancillary	105.90 93.60	(1,140) (1,008)	STAMFORD V.E. LIMITED (CRN: 03109855) guaranteed by VISION EXPRESS (UK) LIMITED (CRN 02189907) t/a Vision Express (5)	5 years from 02/12/2024 (5)	£46,000	(01/12/2029)
Total Approximate Floor Area			706.27(1)	(7,602) (1)			£173,750	

(1)) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/135482032>)

(2) For the year ended 31/03/2025 the Nationwide Group (UK) Limited (crn 06818723) reported a Turnover of £22,337,198., Pre Tax Profits of £433,346. and Net Assets of £1,163,081 (Source: Annual Report and Financial Statements as published at Companies House 24/02/2026)

(3) As to Unit 1, the Lease to Nationwide Building Society provides for a tenant option to determine the lease on 11th September 2026, subject to serving 6 months written notice. Nationwide Building Society has promised all 605 branches will remain open until at least the start of 2030. See <https://www.nationwide.co.uk/about-us/branch-promise/>

(4) For the year ending 31st August 2025 Boots Opticians Professional Service Limited (crn 06779221) reported Revenue of £410,563,000., Pre Tax Profits of £34,057,000. and Net Assets of £82,563,000. (Source: Annual Report and Financial Statements as published at Companies House 24/02/2026)

(4) As to Unit 2, the Lease to Boots Opticians Professional Service Limited (crn 06779221) provides for a Tenant option to determine the lease on 01/07/2027 subject to serving not less than 6 months written notice

(5) As to Unit 3, the lease to Stamford V.E. Limited (crn 03109855) provides for NO tenant option to determine the lease before the end of the lease term. For the year ending 31st December 2024 Stamford V.E. Limited (crn 03109855) reported a Turnover of £1,430,000., Pre Tax Profits of £117,000, and Net Assets of £235,000. (Source: Annual Report and Financial Statements as published at Companies House 24/02/2026). For the year ending 31st December 2024 Vision Express (UK) Limited (crn 02189907) reported a Turnover of £429,710,000. Pre Tax Profits of £38,887,000, and Net Assets of £68,619,000. (Source: Annual Report and Financial Statements as published at Companies House 24/02/2026)

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Contacts

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2024