

Richardson

2-4 High Street

Market Deeping, PE6 8EB

Commercial Property Specialists

FOR SALE/ TO LET

Price Guide £495,000



- Hospitality Venue / Retail Unit
- Kitchen, prep and stores areas
- Ground Floor NIA: 272.8 sq m (2,936 sq ft)
- Town Center Location
- Two self-contained, first floor flats
- Large car park to the rear
- Prominent building
- FOR SALE

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

LOCATION

Market Deeping lies approximately 8 miles north of Peterborough and 8 miles east of Stamford. The property is located on a prominent location on High Street with the site extending to the bank of the River Welland.

DESCRIPTION

The property was previously known as the Iron Horse Ranch House trading as an American Diner providing drinks, catering and a music venue. The property has a prominent frontage onto the high street in Market Deeping. The ground floor accommodation includes the restaurant, kitchen, prep room, outside bar and male, female and accessible toilets. The property has a large rear yard where the previous tenant had a marquee set up and a large beer garden, there is also plenty of parking for staff/ use for the flats if desired.

On the first floor are two self-contained two-bedroom flats with access via an external steel staircase at the rear.

ACCOMMODATION

The property has been measured in accordance with RICS code of measuring practice on a net internal area basis:

Ground Floor NIA- 272.8 sq m (2,936 sq ft)

First Floor NIA - 97.9 sq m (1054 sq ft)

Total NIA - 370.7 sq m (3990 sq ft)

Outdoor display / seating area 169.00 sq m (1,819 sq ft)

SERVICES

We understand that mains electricity, gas water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers / lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES/COUNCIL TAX

From enquiries of the Valuation Office website, we understand that the following rating assessment applies:

Restaurant & premises £21,750

Each flat has a Council Tax Band A

Prospective lessees should make their own enquiries of South Kesteven District Council.

EPC

Commercial Ground Floor - 28, B

Flat 1 - 64, D

Flat 2 - 63, D

LEGAL COSTS

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

TERMS

The property is available to purchase at a guide price of £495,500 subject to contract. Alternatively consideration will be given to leasing on a ten year lease to approved tenants and uses only. Prospective tenants will need to provide a business plan, proof of identity and satisfactory references.

CLAWBACK POSITION

The vendor will retain a clawback provision for 21 years on 30% of the uplift in value of any development on the rear yard area.

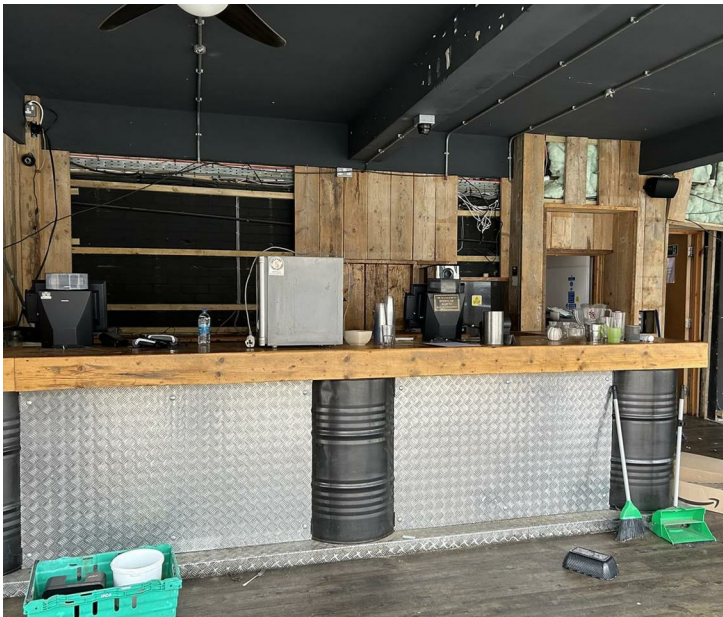
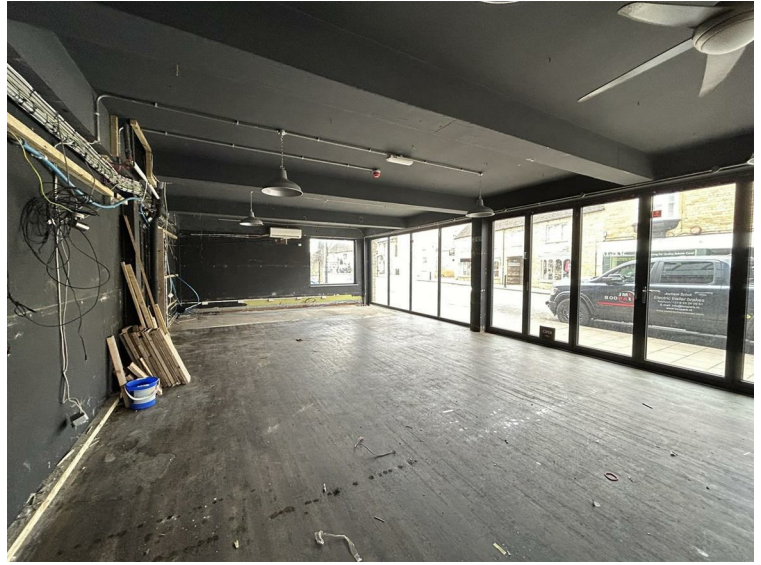
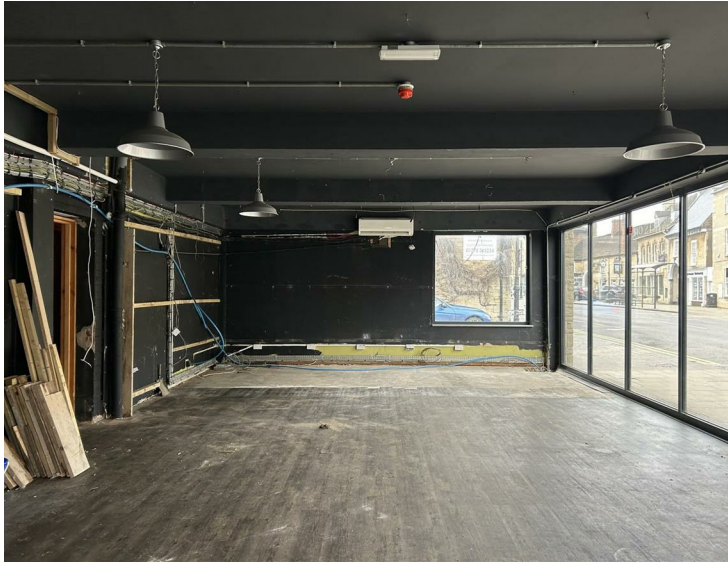
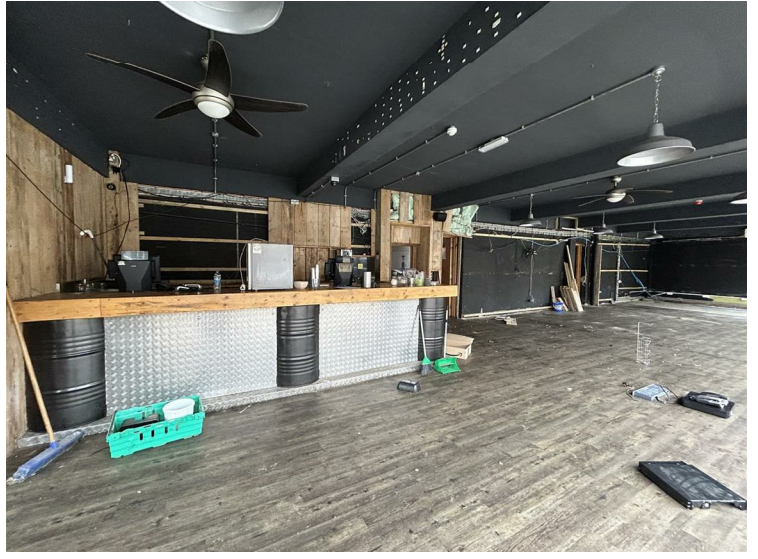
VIEWING

For an appointment to view or further information please contact -

Andrew Leech t:01780 758007 e:aleech@richardsonsurveyors.co.uk

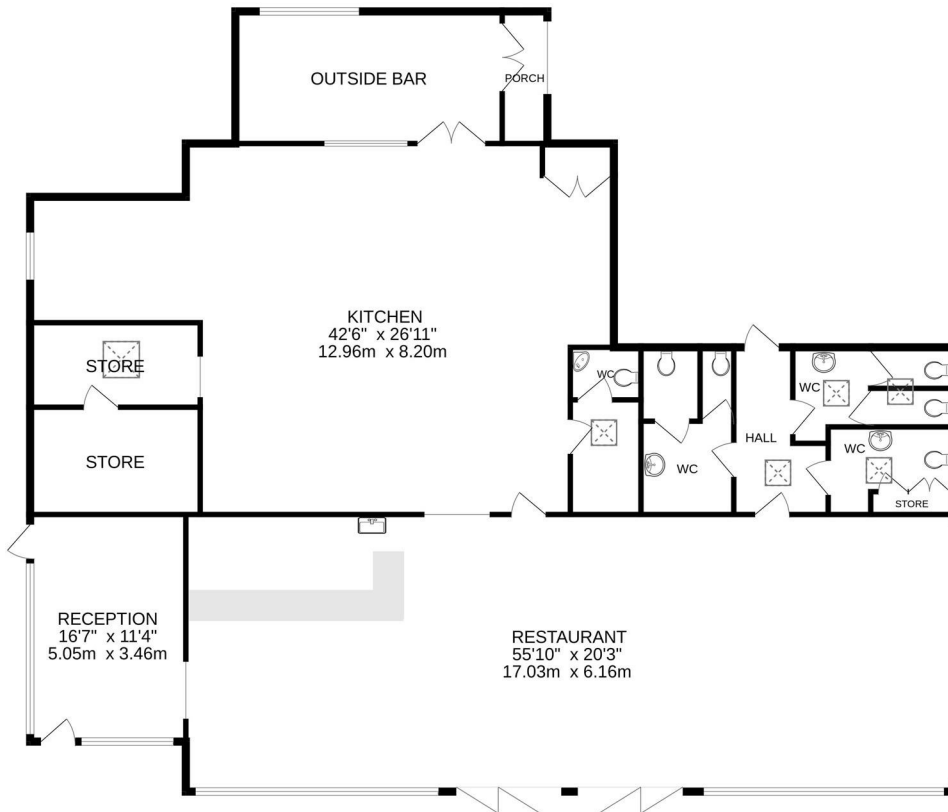
Katie Mulhern t. 01780 758005 e. kmulhern@richardsonsurveyors.co.uk

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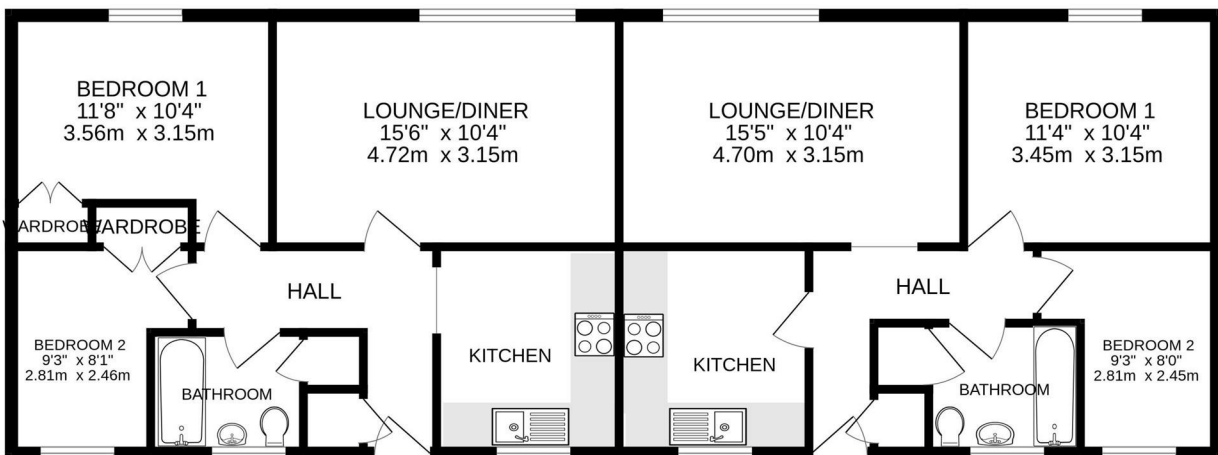




GROUND FLOOR 2936 sq.ft. (272.8 sq.m.) approx.



FIRST FLOOR 1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.
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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale