Richardson

Commercial Property Specialists

9 St. Mary's Street
Stamford, PE9 2DE

FOR SALE

Guide Price £350,000



- Ground Floor Restaurant Premises
- Grade II Listed Building
- Town Centre
- FOR SALE - Subject to Lease
- NIA - 111.32 Sq M (1197 Sq Ft)
- Prominently Positioned
- 30+ Covers
- Fixtures & Fittings By Separate Negotiation

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

RICS

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01780 758007

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LOCATION
The property comprises a well located restaurant situated on the busy St Mary's Street in the town centre of Stamford, St Mary's Street is one on the most popular independent trader locations in Stamford. Stamford is a prosperous, historic market town renowned for its many listed stone buildings and popular with tourists, visitors and shoppers. The town is situated adjacent to the A1 with Peterborough some 12 miles to the south east and Grantham approximately 20 miles to the north.

DESCRIPTION
The property is situated in the heart of Stamford on the busy St Mary's Street which provides one of the main thoroughfares through the town. The premises comprise a ground floor restaurant with 30 + covers. There is a bar and fully fitted commercial kitchen to the rear with separate male and female w.c.'s.

ACCOMMODATION
The premises have been measured in accordance with the RICS code of measuring practise on a net internal floor area basis.

GIA: 111.32 sq m (1,197 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 must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:- Restaurant and premises

Rateable value: £21,000

Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS
The property is currently subject to a lease at a rent passing of £27,500 per annum. The restaurant business has now closed. The property is available to purchase with the lease in place, or with vacant possession, subject to agreement with the tenant. Further details on request.

FIXTURES AND FITTINGS
The price of the current tenant's fixtures and fittings is £30,000 plus VAT. A schedule of the fixtures and fittings is available on request.

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

EPC RATING
C - 52, Valid until 19th March 2034

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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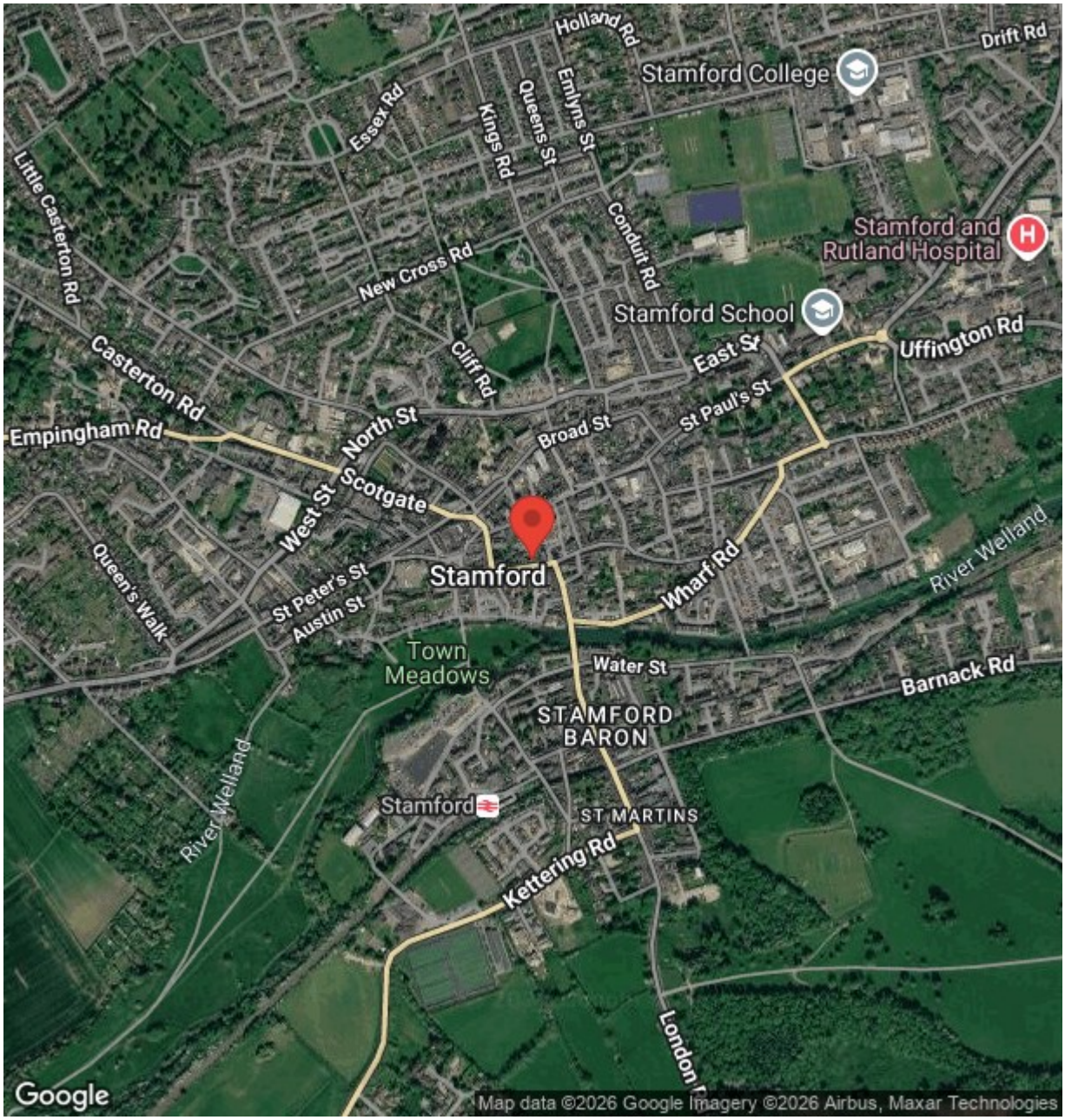








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IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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