

Location

Stamford is an historic Georgian market town situated in south Lincolnshire. Peterborough is approximately 12 miles south east with Grantham approximately 22 miles north. The town lies adjacent to the A1 trunk road and has a population of some 20,000 persons. It is known as the home of the Burghley Horse Trials and is regarded as one of the finest limestone towns in northern Europe. To the west is Rutland Water, a sailing, fishing and bird watching centre of national repute and, as well as Stamford School, other well known public schools in the area include those at Oundle, Uppingham and Oakham.

Situation

The property is situated in St Johns Street extending through to the Sheep Market to the rear. Occupiers within close proximity include JD WETHERSPOONS, THE COSY CLUB, HSBC BANK and THE POST OFFICE.

Description

The property comprises a ground floor restaurant with ancillary first and second floors, which fronts St Johns Street and a self contained ground floor shop, which fronts Sheep Market at a lower level to the rear.

Town Planning

The property is situated within a primary shopping area and Stamford Conservation area.

Tenure

FREEHOLD

Tenancy

The ground, first and second floors are let to AZZURRI RESTAURANTS LIMITED (as guaranteed by AZZURRI CENTRAL LIMITED) trading as an ASK Italian restaurant on a Full Repairing and Insuring Lease for a term of 35 years as from 23rd June 1998 subject to 5 yearly upward only rent reviews.

The lower ground floor shop is let to two private individuals on a Full Repairing and Insuring Lease for a term of 20 years as from 18th September 2003 subject to 5 yearly upward only rent reviews.

