

Iconic River Fronted Building

The Riverside Wharf Road Stamford Lincolnshire PE9 2DU

To Let with Riverside Dining Terrace - Class E (Retail / Restaurant)



SUMMARY

- Prominent river fronted Grade II Listed Building on the town's iconic main bridge
- Ground floor area of 2,445 ft² to accommodate 90 covers
- External river dining terrace of 563 ft² for outside seating to accommodate 36 covers
- Rent of £65,000 per annum exclusive



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 on the north bank of the River Welland on the eastern side of Town Bridge, and is an important part of the first impression a visitor experiences when entering Stamford from the south and is an integral part of the Town bridge vista.

Whilst a number of vibrant range of independent shops are in the town, nearby national occupiers include, **PIZZA EXPRESS** who are located immediately opposite on the southern bank of the River Welland and on the other side of the Town Bridge, **THE GEORGE HOTEL**. Occupiers within the town include **THE CORNISH BAKERY, COSTA COFFEE, CAFE NERO, STARBUCKS, M&S SIMPLY FOOD, ASK ITALIAN RESTAURANTS LIMITED, THE COSY CLUB** and **JD WETHERSPOONS**.

Description

The property comprises a detached part two-storey, part three-storey former bridge toll house dating from 1849, designed by architect Edward Browning in connection with the Town Bridge and a former warehouse dating from around 1756. The property is Grade II Listed, being of timber frame and traditional stone construction under a pitched stone slate roof with dormer windows. The front elevation fronts Wharf Road, whilst the rear overlooks the River Welland and benefits from a double doorway leading to a fixed platform overlooking the River Welland.



The approximate areas are as follows: -

Gross Frontage to River	138'3"	42.17 m
Gross Frontage to High Street	24'4"	7.44 m
Ground Floor Area	2,445 sq ft	227 sq m
External Seating Platform	563 sq ft	52.36 sq m

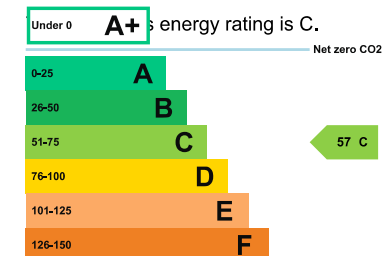
The property is Grade II Listed and lies within the Stamford Conservation Area. The property is understood to have an established Class A4 (Drinking Establishment) use.

On the 8th August 2016, Planning and Listed Building Consent was granted for a fixed platform overlooking the River Welland to create outside seating for the ground floor restaurant.

On the 22nd September 2016, Planning and Listed Building Consent was granted for the Change of Use in respect of the ground floor to Class A3 (Restaurant) and for the Change of Use in respect of the upper floors to Class C3 Residential to form 4No. flats.

On the 29th August 2017, Planning and Listed Building Consent was granted to increase the size of the already permitted fixed platform on the River Welland and for the retrospective removal of internal walls to create a more open plan restaurant.

The Energy Performance has been assessed in respect of the First Floor at C:57.



The Rateable Value for the Suite B at First Floor is £15,750.

Non-Domestic Rate Multiplier - 49.9p in the £.

The Uniform Business Rates for the year 2024/2025 is £7,859.25

South Kesteven District Council
Council Offices
St Peter's Hill
Grantham
NG31 6PZ

Telephone: 01476 406080



Population
20,742



Average Age
46



Average HHI
£45,000



Retail Vacancy
Rate 3.6%



2.835bn
GVA 2021



3.15m
Visitors 2022



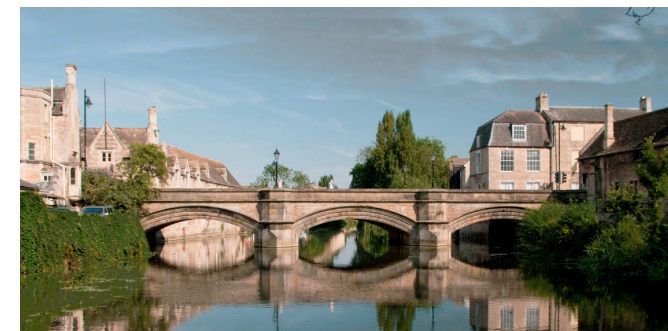
M:47.6%
F:52.4%

600 listed buildings of limestone including five medieval churches and is considered England's finest stone town

Sunday Times newspaper as 'Britain's top place to live' in 2013

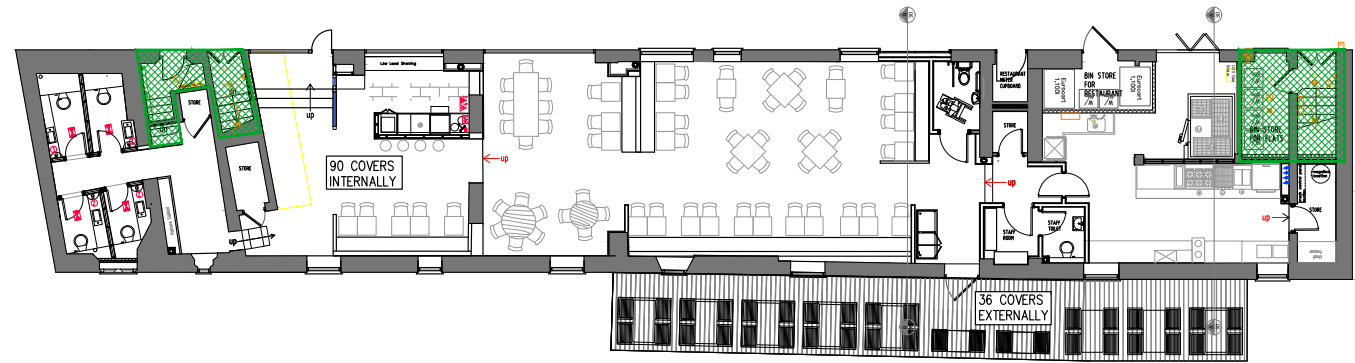
Stamford ranked 4th out of 15 destinations in the best High Streets in the country in 2023 by The Telegraph

Please find a video of the property at: http://files.warrantgroup.net/riverside_stamford.mp4






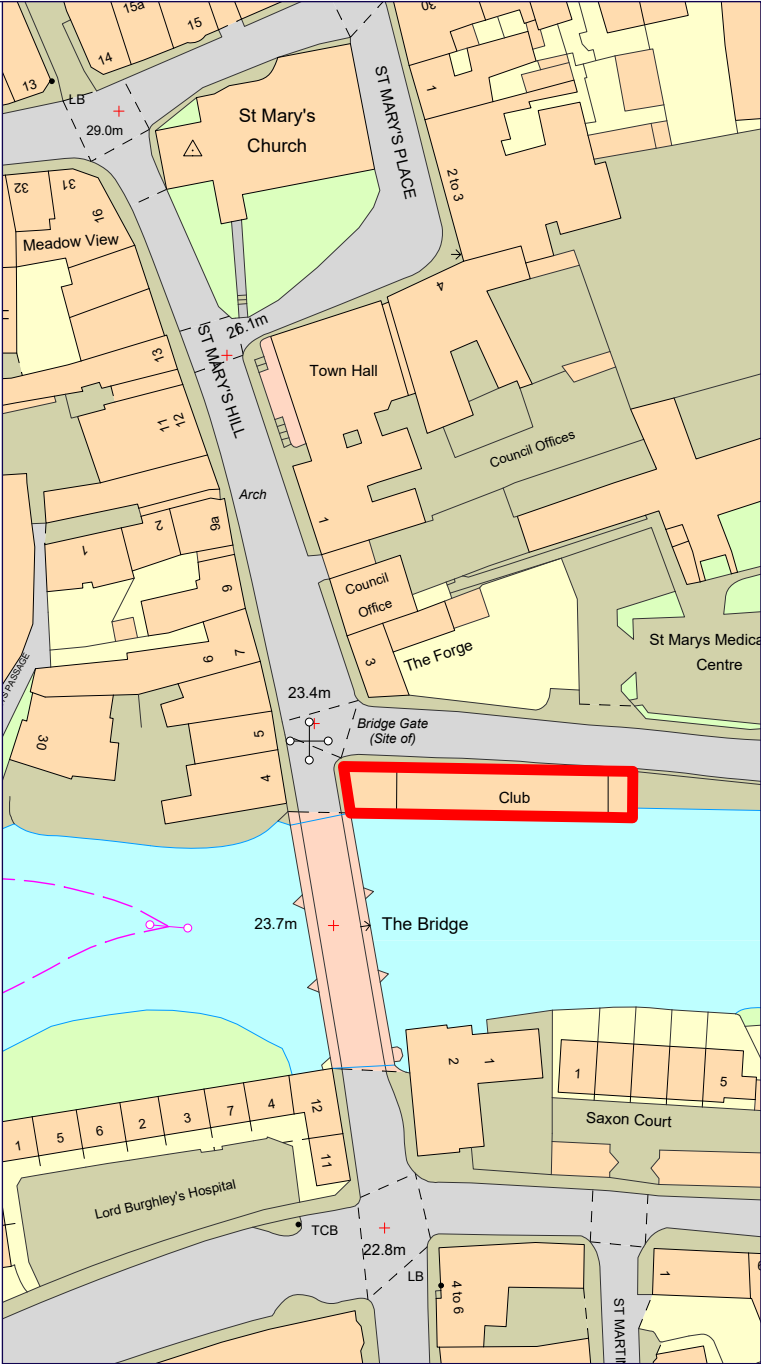
Riverside Elevation



Ground Floor Plan - Indicative Restaurant Layout

 Access to the First Floor outside of the demise

NOT TO SCALE Plans showing an indicative M&E layout available on request





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TERMS

Lease

The ground floor premises and river platform is available to let on a new full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£65,000 per annum exclusive of VAT.

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £39,000).

Availability

Immediately on completion of the legal formalities.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent.

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414
Email: admin@warrantgroup.net

November 2024