

NO. 1 KITCHEN

1 Castle Street, Stamford, PE9 2RA

LEASEHOLD: £60,000 ANNUAL RENT: £32,500 | REF: 5760517

KEY HIGHLIGHTS

- New Lease Opportunity
- Private Free of Tie Lease
- Stamford Town Centre
- Rear South Facing Terrace (c.60 covers)
- Annual T/O of £261,000 (4 days a week trade)
- 55 internal covers | EPC Rating C

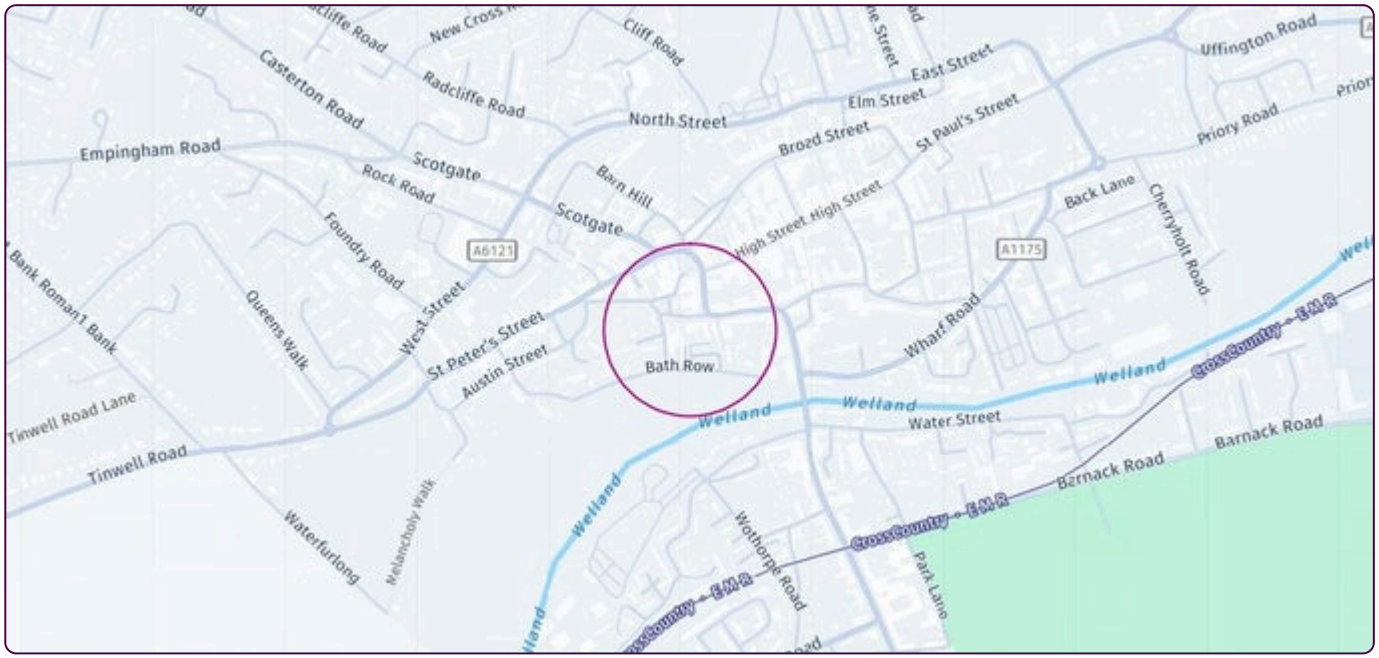


LOCATION

Stamford is a historic market town in the southern parts of Lincolnshire and borders of Rutland, Cambridgeshire and Northamptonshire. The town is easily accessible from the A1 and around 1 hour from London by train.

The town benefits from a significant tourism industry with many hotels and licensed premises. Local retail shops consist of high end independent stores along with a strong local hospitality sector, mostly in keeping with the historic architecture of the town.

No. 1 Kitchen is located on Castle Street, part of the town centre with excellent footfall. The rear of the site looks out onto Bath Row public car park.



INTERNAL DETAILS

The unit has a street entrance on Castle Street, leading directly into the main trading area, which is one open plan room with a small bar and till point. Behind the bar, there is a commercial kitchen.

A central stairwell leads down to the customer toilets and secondary trading area which acts as a private function room. The function room has its own bar and window hatch to serve the rear terrace. Additional storage rooms and an office complete the lower ground floor









DESCRIPTION

No.1 Kitchen currently operates as a Bar and Grill focusing on a simple menu with fresh ingredients, with a drinks menu focusing on cocktails and spirts.

The bar is well fitted and trading for around 35 hours a week, with an average weekly turnover of £5,500

FIXTURES & FITTINGS

Fixtures and fittings are included.







STAFF

No staff will be transferred.
Vacant possession.

TRADING INFORMATION

The site has been run as a lifestyle business for 12 years, in conjunction with other business interests in the local area.

Turnover for year ending September 2024 - £261,266.
Further trading information can be made available to serious applicants.

TENURE

New Free of Tie Lease with vacant possession.

THE OPPORTUNITY

Being located in the heart of the town centre, there is a wide and varied opportunity for an operator to either continue the existing trade, or to introduce a new concept on different trading hours.

The current business focuses on weekends, evening and late night trade, but with a commercial kitchen, the venue can easily operate for weekdays and the all-day trade markets.





EXTERNAL DETAILS

The unit benefits a large south facing trading area to the rear of the premises. This terrace can accommodate around 60 covers and is accessed from both the premises entrance from Castle Street and from Bath Row.

The terrace boasts views over the River Welland Town Meadows and benefits from Bath Row public car park on the doorstep. The terrace is a fantastic asset and has acted as a hub for various events

Two private car parking spaces are available with the lease.

TENANCY

A new IRI lease is being granted
Rent - £32,500 pa
Term - 10 years
Deposit - A deposit will be sought, subject to the strength of the tenant

TRADING HOURS

Monday to Wednesday
Closed
Thursday
5.00pm – 8.00pm (last orders)
Friday & Saturday
12:00noon - 10:00pm
Sunday
12:00noon – 8.00pm

Current trading hours total c.30 hours a week.
The venue is open for 48 weeks

REGULATORY

Premises License 7 days a week until midnight (11.30pm on Sundays).
We are advised that the premises is Use Class E.

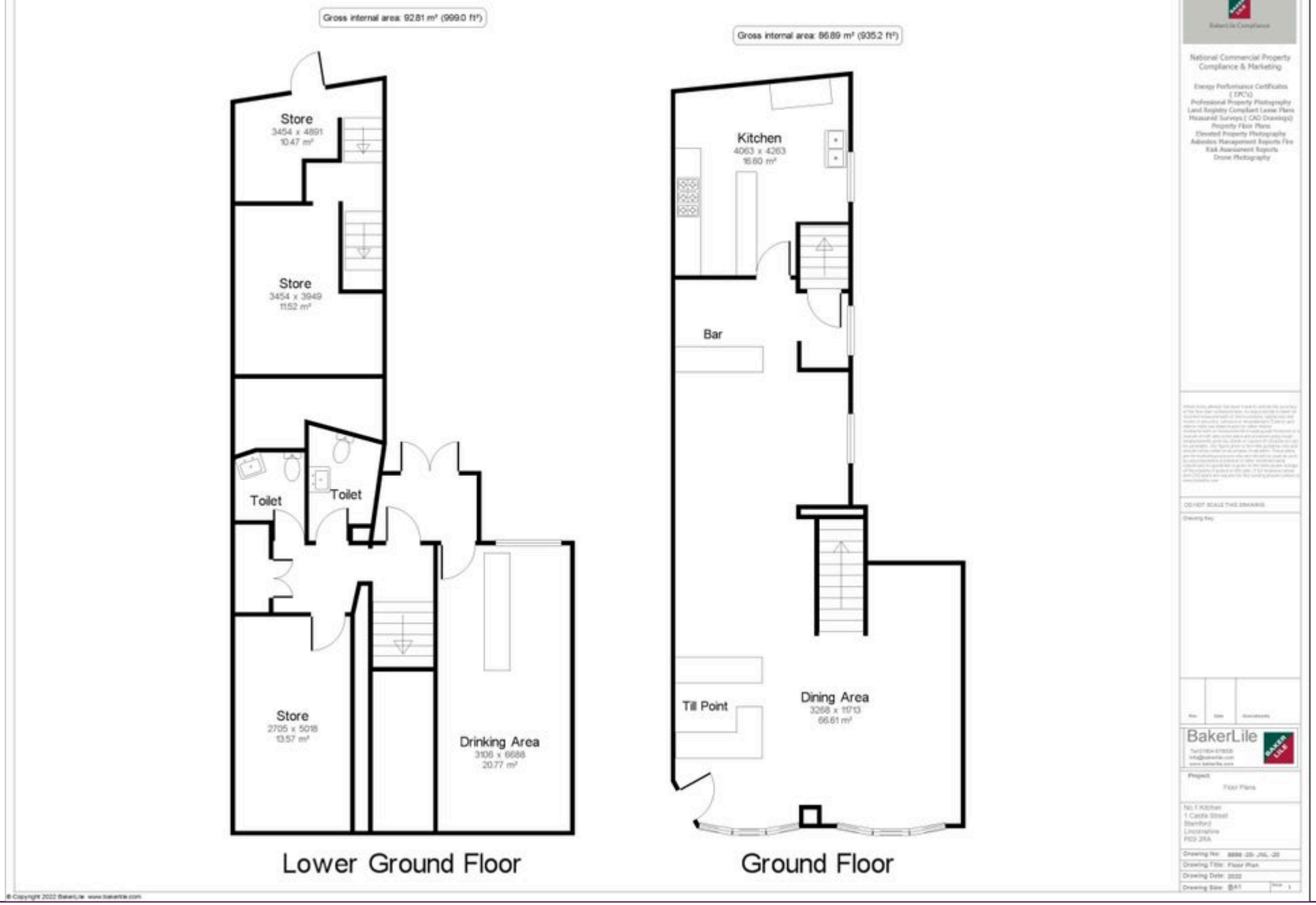
BUSINESS RATES

The Rateable Value is £18,000 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

OWNER'S ACCOMMODATION

There is no owners accommodation




Gross internal area: 92.81 m² (999.0 ft²)
Store
3454 x 4891
10.47 m²
Store
3454 x 3949
11.52 m²
Toilet
Toilet
Store
2705 x 5018
13.57 m²
Drinking Area
3106 x 6688
20.77 m²
Lower Ground Floor
Gross internal area: 86.89 m² (935.2 ft²)
Kitchen
4063 x 4263
16.60 m²
Bar
Till Point
Dining Area
3268 x 11713
66.61 m²
Ground Floor
National Commercial Property
Compliance & Marketing
Energy Performance Certificates
(EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports Fire
Risk Assessment Reports
Drone Photography
DO NOT SCALE THIS DRAWING
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Drawing No:
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Drawing Date:
Drawing Size: @A1

DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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