

Restaurant and Tearoom
with Residential Accommodation
FREEHOLD FOR SALE

**BARKER STOREY
MATTHEWS**

bsm.uk.com

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**Chesters, 102 Church Street,
Market Deeping, Peterborough PE6 8AL**

- Rare Opportunity
- Successful Restaurant & Tearoom
- Letting Accommodation
- Owners Flat
- Garden & 2 car spaces to rear
- Potential for Conversion (STP)

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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LOCATION

Market Deeping is a market town located on the Lincolnshire/Cambridgeshire border. Situated approximately 9 miles to the North of Peterborough, and 8 miles to the East of Stamford, 'The Deepings' has a resident population in the region of 14,250 people.

The property is located in a very prominent position on Church Street, 100m from Market Place, in the heart of Market Deeping. Church Street is widely acclaimed as displaying one of the best examples of vernacular Georgian architecture in the UK. It provides a mixture of residential and commercial uses, with other operators in the immediate vicinity including The Post Office, The White Horse public house, Philip Edwards Opticians, Empire Gym, Tonino's Italian Restaurant, Domino's Pizza, Barclays Bank and a range of local and independent retailers.

DESCRIPTION

The property comprises a semi-detached period building arranged over ground, first and second floors. The property has been built and extended in phases. The earliest part of the building dates from 1640 and is of stone construction under a pitched tiled roof. The property has been extended to the rear over time.

The ground floor of the property provides a main entrance from Church Street leading to two dining areas, a small serving counter and small bar. To the rear is a large preparation and storage area, leading to the kitchen area. In addition there are two WC's on the ground floor, side access, rear access into the garden area, and stairs leading to the upper parts. The first floor provides three 'letting bedrooms', two large doubles (one en-suite and one with its own separate bathroom) and a single. In addition the first floor provides part of the owners residential accommodation comprising a fully fitted bathroom, lounge area with exposed beam vaulted ceiling and double bedroom off. Stairs lead to the second floor which provides two further double bedrooms.

Externally there is a courtyard and garden area to the rear with mature planting, patio and grassed area with original well. There is a small outdoor storage shed, single garage and gravelled parking area sufficient for one vehicle.

FLOOR AREAS

The property has the following approximate Net Internal Areas:

Ground Floor:	86.56 sq m	(932 sq ft)
First Floor:	76.26 sq m	(842 sq ft)
Second Floor:	21.81 sq m	(235 sq ft)
Total :	186.63 sq m	(2,135 sq ft)

LISTED STATUS

The building is Grade II listed, English Heritage building ID 1317364. Further information is available from The Historic England website.

SERVICES

Mains electricity, gas, water and drainage are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

BUSINESS,EQUIPMENT FIXTURES AND FITTINGS

The current owners have successfully traded from the premises for over 13 years, expanding the outlet from its original tea-room business to incorporate a fine dining restaurant in the evenings as well as creating letting bedrooms for bed and breakfast customers. The restaurant has an excellent reputation for high quality dining and is very popular within the area. The current owners are looking to retire but there is significant scope for a new owner/operator to continue with and expand the existing business. Management accounts can be provided upon request.

Existing business fixtures, fittings and equipment are included within the sale (if so required by a purchaser). Details upon request from the selling agents.

ALTERNATIVE USES

There is scope for the property to be returned to its original single house residential use, or alternatively potential for it to be split into smaller units or flats, subject to the relevant planning consents and Listed Building consents being obtained.

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

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BUSINESS RATES AND COUNCIL TAX

The property has both a Business Rates and Council Tax liability.

The ground floor has a Rateable Value (2017 List) of £8,700. Small Business Rates Relief is therefore available for qualifying businesses (a UK based company for which this is its only business premises), which means that **there will be no business rates payable for 2017/18**. For non qualifying businesses Rates are normally charged at 46.6 pence in the pound on the Rateable Value, however interested parties are encouraged to confirm that actual amount payable with South Kesteven District Council.

The residential upper parts of the property fall within Council Tax Band C, with a charge of £1,431.96 for 2017/18.

TERMS

The property is available for sale freehold with vacant possession upon completion.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

As the property is a Listed Building, no commercial EPC is required in this instance.

PRICE

Offers in excess of £525,000 are invited for the freehold interest with vacant possession.

VAT

We understand that the property is not registered for VAT purposes.

VIEWING

Strictly by appointment only with the sole agents:

Barker Storey Matthews

37 Priestgate, Peterborough

PE1 1JL

Contact: **Julian Welch**

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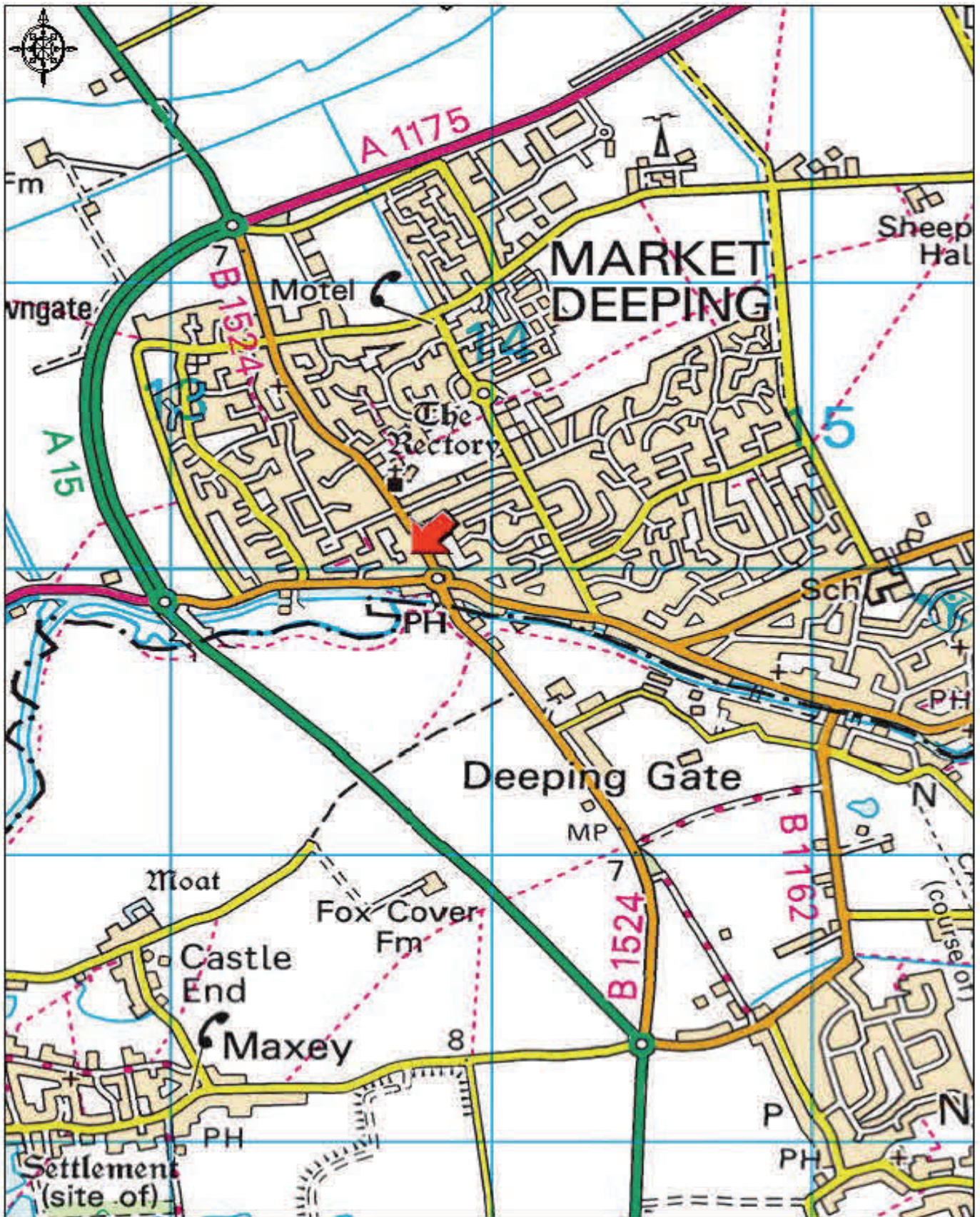
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ORDNANCE SURVEY PLAN

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