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Leisure Property Specialists



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## Maltsters

The Green, Badby, Daventry  
Northamptonshire NN11 3AF

## Leasehold Nil Premium

- Superbly located pub in beautiful village
- 5 letting rooms with en-suite facilities
- 80 cover function room
- Large garden
- Potential for second function room

**SOLE LETTING RIGHTS**  
REF: E-615251

### VIEWING

Strictly by appointment only through Fleurets East Anglia on 01223 402600.

### LOCATION

With its ironstone cottages, thatched roofs and village greens - the village of Badby is said to be one of the prettiest in the county. The Maltsters is situated in the heart of Badby. South of the village is Badby Wood, popular with visiting ramblers; and then a little further is Fawsley Park, with its beautiful lakes. Badby lies in the south-west of Northamptonshire, about 3 miles south of Daventry, 14 miles from the centre of Northampton and 10 miles west of the M1 motorway

### DESCRIPTION

Part exposed Northampton stone-built village pub. Three storey property with pitched tiled roof and two storey extension to the side. To the rear of the property is an exposed brick single storey outbuilding/barn with pitched tiled roof, currently used as store area but with potential to be converted into a large function space. There is an enclosed trade garden with patio to the rear of the property and a well-proportioned car park.

## TRADE

No trade is warranted or sold.

## ACCOMMODATION

### Ground Floor:

**MAIN BAR** – with front access from main road as well as rear access via car park and garden. The BAR SERVERY holds a number of bottle fridges as well as 8 draught taps and 4 ale pumps. Mixture of tiled flooring and woven carpet throughout boasting exposed brick fireplaces with wood burners at each end. The area can comfortably sit 30 customers.

**LADIES AND GENTLEMENS TOILETS** can be found to the rear connecting corridor leading to the **FUNCTION ROOM/RESTAURANT** with weave carpet, exposed beams and open brick fireplace. The area can sit up 60 customers or 120 standing.

**TRADE KITCHEN** –Direct access to main trading area as well as stairs to private/owners accommodation. Opportunity to re-introduce food trade.

**CELLAR** – Adjacent to kitchen with delivery access via main road. Cooling systems and pump lines in situ.

### First Floor Letting Accommodation and Private Residence:

2 unfurnished **DOUBLE BEDROOMS** all with en-suite facilities to include shower, bath, basin, and toilet.

### Second Floor: Further Letting Accommodation.

3 unfurnished **DOUBLE BEDROOMS** with en suite facilities to include basin, toilet, shower and bath.

All letting rooms were last redecorated in 2013 and boast views of the village and garden.

**Owners/Private accommodation** – consists of 3 large rooms which can be used as bedroom(s), lounge and office. There is also a fully fitted bathroom with shower. Private staircase to trade kitchen at far end.

### External:

**CAR PARK** – large tarmac space providing ample vehicle parking.

**TRADE GARDEN** – with bench seating for around 50 customers.

**REAR YARD**

**OUTBUILDING** – of substantial size, which could be converted into a second function space.

There is a rear entrance to the premises for guests using letting rooms.



## TENURE

A 20 year free of tie lease. Guide rent £35,000.

## LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Mon - Sat 10.00am to 11.00pm

Sun 12.00pm to 10.30pm

Performance of dance and live music and playing of recorded music.

Mon – Sat 10.00am to 11.00pm

Sun 12.00pm to 10.30pm

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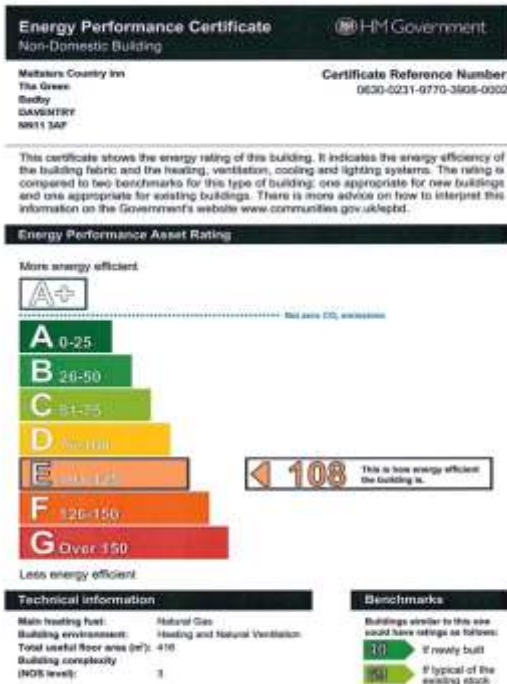
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### BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Daventry District Council and we are advised that the current Rateable Value is £11,000. The domestic accommodation is within Band A for council tax purposes.

### EPC



### SERVICES

We are informed that the premises benefit from all mains services.

### MINIMUM CAPITAL REQUIRED

Applicants must be able to demonstrate a minimum capital of £35,000 to cover stamp duty, land tax, one quarter's rent in advance, legal fees and working capital.



### APPLICATION PROCEDURE

Application Procedure – Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding at interview. To obtain an application form contact Fleurets East Anglia office on 01223 402600.

### VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



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## LOCATION MAP



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## FURTHER INFORMATION

For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or email [cambridge@fleurets.com](mailto:cambridge@fleurets.com)

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