

The Alexandra Arms



- Real Ale Pub Leasehold Opportunity
- Located in Kettering Town Centre
- First Floor Accommodation
- Central bar with 2 large bar areas and games
- Beer Garden
- New Lease available from retiring tenant. EPC Rating C

39 Victoria Street, Kettering, NN16 0BU

Leasehold: Nil

Annual Rent: £35,000

Ref: 5752393

THE OPPORTUNITY

The Alexandra Arms is a well established real ale pub in the centre of Kettering. The pub offers a varied array of local guest ales, distinguishing itself apart from local competitors. The Landlord is seeking a new tenant to take over from the retiring tenant, offering a great opportunity for a new tenant to take on a well located and established pub. This is a great pub for a real ale enthusiast.



LOCATION

The pub is located in the heart of Kettering Town Centre, with over 2,500 households situated within 500m of the pub. The pub will attract to a core local community as well as passing trade. The population of Kettering was c. 63,000 at the last census.





DESCRIPTION

- 2 large internal lounge bar areas
- Central bar serving both rooms
- Pub Games including Skittles & Darts
- Beer Garden to rear
- 100% wet led
- Free of tie
- New Lease
- Upper Floor accommodation with separate access



REGULATORY

We understand the premises is fully licenced. We are offering a free of tie lease. The licenced opening hours are: Monday to Saturday 10:00 AM to 11:00 PM and Sunday 12:00 PM to 10:30 PM.

BUSINESS RATES

The property is in an area administered by North Northamptonshire District Council. The 2023 Rateable Value has been assessed at £11,000.



APPLICATION PROCESS

Applicants are required to submit a Criterion Asset Management standard application form (available on request) and provide a business plan, two forms of ID with current address and proof of funding. If the applicants require to take the lease in a company name then two personal guarantors will be required. Applicants must be able to demonstrate sufficient funds to invest further in this opportunity and cover one quarters rent plus vat, six months rent deposit plus vat and cover the landlords reasonable legal costs.

INTERNAL DETAILS

The pub welcomes you into a large seating area, originally two rooms but opened into a large and welcoming lounge seated area. The front room is decorated heavily in Breweriana celebrating real ales. The rear room features pub games such as Darts and Skittles. The central bar serves both rooms with 18 pumps. There are male and female toilets, beer cellar, office and beer garden on the ground floor.

TENURE

A new 20 year Full repairing and Insuring free of tie lease is available on terms to be agreed with a rental of circa £35,000 per annum. The new lease will be subject to 5 yearly open market reviews and annual RPI increases subject to 2.5% / 5% collar and cap.

EXTERNAL DETAILS

There is no guest parking but there is a private beer garden to the rear and varied on street parking within the town centre and surroundings roads.

OWNER'S ACCOMMODATION

The accommodation above consists of 2 storeys with a range of en-suite and non en-suite rooms, reception rooms and shared bathroom. The accommodation benefits from a separate entrance to the pub.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



JONTY GREEN

Business Agent

T: +44 7715 806 592

E: jonty.green@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.