



The Alexandra Arms

Ref: 5752393

39 Victoria Street, Kettering, NN16 0BU

Leasehold: Nil, Annual Rent: £35,000

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



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.





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.

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.

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.

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.



Customer Due Diligence Checks

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.

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

M:+44 7715 806592

E:jonty.green@christie.com

Nottingham



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