



# The Blackbird Inn

- A charming and characterful village pub
- Ideally positioned within an affluent area
- First floor 2 bedroom accommodation
- New 20 year free of tie lease available
- EPC rating D
- Spacious lounge bar and generous outside area

*Croughton, NN13 5LT*

*Leasehold: Nil Premium*

*Annual Rent: £35,000*

**Ref: 5752387**

## THE OPPORTUNITY

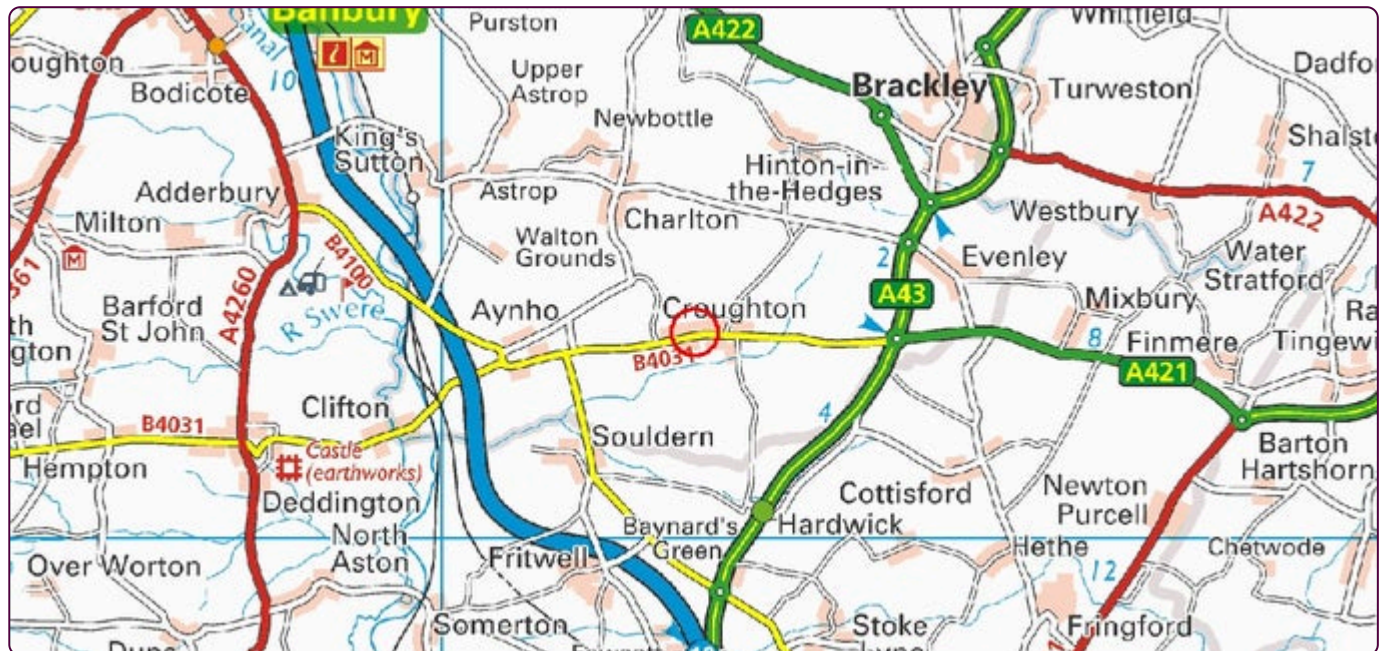
The Blackbird Inn is a well known community venue in the village of Croughton, Northamptonshire. RAF Croughton, a United States Air Force base is located in the village, it is one of the largest US Air Force bases in the UK and provides considerable upside potential for a new operator to grow sales and theme the pub around the large number of American service personnel living and working in the immediate vicinity of the pub. Viewing is recommended to appreciate the full offering, the opportunity and its position.



## LOCATION

The Blackbird Inn is a quaint village pub in the heart of affluent Croughton, West Northamptonshire. The village is surrounded by picturesque countryside. The local population of Croughton is circa 992.

The Blackbird Inn is situated in close proximity to RAF Croughton, one of the largest US Airforce bases in the UK.







## DESCRIPTION

- Close proximity to RAF Croughton
- Trade Kitchen
- Large enclosed outside space
- 2 bed first floor accommodation
- Prominent frontage
- c.20 car parking spaces plus on street parking
- Free of tie
- New lease available



## 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 West Northamptonshire District Council. The 2023 Rateable Value has been assessed at £3,100.



## 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 site has a welcoming bar, with two drinking/dining areas, pool table and a trade kitchen. The property benefits from a manager's flat consisting of two bedrooms, kitchen and bathroom.



## EXTERNAL DETAILS

To the rear of the building, is the enclosed trade garden with access to the bar. There is a further seating area to the front of the pub along with c.20 car parking spaces plus on street parking.

## 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

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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

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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:



### JONTY GREEN

Business Agent

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#### 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.