



Griffin Inn

7a High Street, Higham Ferrers, Northamptonshire NN10 8BN

Tenure

To Let

Price

Nil Premium

- To let on a new 20 year free of tie lease
- Prominent main road trading position
- Car park (15) plus external trade area
- Bar and dining areas, plus conservatory
- Three bedroom managers / owners flat



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Location

Situated in the heart of Higham Ferrers, a market town in North Northamptonshire bordering Cambridgeshire and Bedfordshire. The A6 and A45 are within close proximity and link the towns of Kettering and Northampton. The Griffin occupies a prominent main road trading position and is located approx. 15 miles east of Northampton, 15 miles north of Bedford and Milton Keynes and 23 miles west of Huntingdon. Higham Ferrers is a built-up town with just under 9,000 inhabitants according to the 2021 census.

Description

Two storey, Grade II listed property with single storey extension and conservatory which is used as an additional dining / seating space. Multiple bar and restaurant trade areas allowing for approx. 100 covers in total. Car park with 16 marked spaces to the rear along with a patio trade area.



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Trade

No trade is warranted or sold. The premises have previously been let and therefore no accounts are available.

Accommodation

Ground Floor

Customer foyer with Ladies & Gents' toilets.

Bar - exposed beams, feature fireplace and customer seating (20).

Bar servery with rear shelving.

Restaurant (60) - main dining areas, carpeted flooring, access to the car park and rear patio area.

Conservatory (20) - tiled floor and doors leading to the car park.

Ancillary Area

Trade kitchen with extraction canopy.

First Floor

Owner's / managers accommodation comprising of:-

Three bedrooms.

L-shape living room.

Bathroom with corner bath, WC and wash hand basin.

External

Car park with 16 marked spaces, storage facilities with roller shutter door, trade patio and covered seating area.

Tenure

A new full repairing and insuring free of tie lease for a proposed term of 20 years is available on terms to be agreed. Offers in the region of £40,000 for the initial rent per annum. The new lease is subject to annual RPI increases with a 2.5% collar and 5% cap and 5 yearly open market rent reviews.

Minimum Capital Required

Applicants must be able to demonstrate a minimum capital requirement to cover one quarters rent in advance, landlords legal fees and working capital along with a required six month rent deposit.

Application Procedure

Applicants are invited to submit rental offers for a new free of tie lease. A free of tie application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.

Planning

We have made enquiries with North Northamptonshire Council and can confirm that the property is Grade II Listed and lies within the Higham Ferrers Conservation Area. It is not listed as an Asset of Community Value (ACV). For further information please contact the local authority.



Licence

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

Sale by retail of alcohol for consumption on and off the premises & playing of recorded music:

Monday - Saturday 10.30am to 12midnight
 Sunday 12midday to 11.30pm

Business Rates

The property is in an area administered by North Northamptonshire Council. The 2023 Rateable Value has been assessed at £21,000.

EPC

The property has an EPC rating of D.

Services

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

Viewing

Strictly by appointment only through Fleurets' East office on 01223 402 600. Please note, this property has ceased trading and is now closed.

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.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

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