



File Ref: E-017685

Peacock

23 Market Place, Long Buckby, Northampton, Northamptonshire NN6 7RR



Tenure
To Let


Price
Nil Premium

- Prominent Market Place position
- Open plan trade area
- Bar (50 covers)
- Terrace (50 covers)
- Private accommodation



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Fleurets¹⁷
Leisure Property Specialists

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Location

Long Buckby is a large and popular village located in West Northamptonshire and a short distance from Northampton (10 miles), Rugby (10 miles) and Daventry (6 miles).

It is conveniently located between the A5 and A428, which also provide access to the M1 and M45.

The property occupies a prominent central village position overlooking the Market Place and is surrounded by commercial and residential premises. There is ample, unrestricted parking in the nearby vicinity.

Description

The Peacock is a predominantly two storey brick built property under a pitched and tiled roof with a rendered and painted façade.

There is a trade patio with space for 50 covers to the rear & a single parking space to side.



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Viewing

Strictly by appointment only through Fleurets East office on 01223 402600. An initial discreet customer viewing is recommended in the first instance.

Trade

No trade is warranted or sold.

The Peacock operated as a community led, drinking establishment with no food offer. The pub benefits from local support with darts and snooker teams and showing live sport. There is potential to add a food offer.

Accommodation

Ground floor

The ground floor bar is accessed from the front of the building and is an open plan layout with a wooden bar servery to rear and capacity for approximately 50 seated covers.

The property is decorated in a traditional style with exposed timber beams, carpet floors and part clad, part wall papered walls.

There is a beer cellar, bottle store, domestic kitchen and living room located at the rear of the building.

First floor

Private accommodation comprising 3 bedrooms, office and bathroom.

Tenure

To Let. Rent on application.

A new 20 year free of tie lease is offered. The rental will be subject to annual RPI indexation and capped at 5% and collared at 2.5%.

Minimum Capital Required

Applicants must be able to demonstrate minimum capital of approximately £50,000 to cover stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings and working capital.

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 prior to interview. To obtain an application form please get in touch.

Licence

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

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

Sunday - Thursday 10:00am - 11:00pm

Friday - Saturday 10.00am - 00.00am



Business Rates & Council Tax

The property is in an area administered by Daventry Council. The 2017 Rateable Value has been assessed at £27,900.

The domestic accommodation is within Band C for council tax purposes.

Further Information

1. Lessee will be responsible for the Landlord's legal costs estimated at £1,500.
2. 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 Accountants or obtain professional advice in this respect.
3. Three month's rent deposit will be required, including an amount equivalent to VAT.

Services

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

EPC

The property has an EPC rating of C.

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.

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- u Market Intelligence
- u Valuations
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