

Former Nazz Spice, 7 The Hill, Middleton, Corby, Leicestershire, LE16 8YX

Former Restaurant to Let

Multiple ground floor trading areas

Car parking and substantial trade garden to the rear

Owner's accommodation and potential letting rooms

Available immediately

Location

The Village of Middleton is near two other villages, Cottingham, and East Carlton, benefitting from the popular East Carlton Park, set just off the main A427 between Corby and Market Harborough on the Leicestershire and Northamptonshire border. Good road access to the A14 from Kettering and M1 via Lutterworth. Rail travel to London Kings Cross from Kettering circa 1hour.

Property Description

The property is a 2-storey detached former restaurant property with ground floor public trading areas, and first floor owners' accommodation. The upper floors are midway through renovation with some rooms partly converted into letting bedrooms. There is a substantial garden to the rear with some parking to the front.

Accommodation

Ground floor areas are generally open but sectioned to provide as follows: -

- * Dining area - circa 30 covers
- * Bar area
- * Lounge area
- * Further restaurant area

Central bar servery, with catering kitchen and preparation kitchen.

The ladies and gent's w/c's are in good condition

Basement cellar

First floor offers: -

6 bedrooms with partial en suites fitted, further capital required to install bathrooms, carpets, heating, lighting, and furnishings.

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered to let on a new lease based on a 20-year term on fully repairing and insuring terms.

Rental is set at £27,500 pax with annual RPI index linked reviews. Capped and collar 2.5% and 5%.

The business will be free of tie-on drinks and machine income.

3 months' rent deposit

Maybe suitable for public house or alternative community uses subject to obtaining the necessary consents.

Rates

The current rateable value of the property according to the valuation office agency website is £10,250. Interested parties should seek advice from the relevant billing authority, which is Corby Burrough Council.

VAT

VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

The ingoing tenant will have to contribute £1500 towards the landlord's lease drafting and legal fees.

Viewing

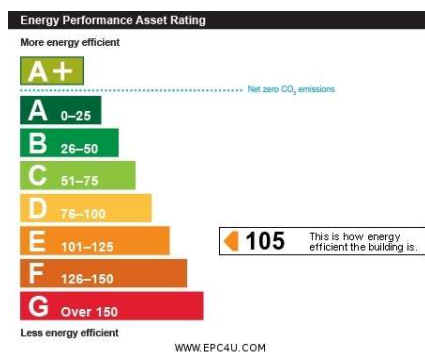
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking

Car parking to the front of the property for up to 7 cars off road.

Other

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.