



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

Former Restaurant for Sale

Multiple ground floor trading areas

Car parking and substantial trade garden to the rear

Owners accommodation and potential letting rooms

Unconditional offers only

## 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 gents 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

For Sale freehold with vacant possession.

## Sales Conditions

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal pack. The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms). If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts.

## 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 purchase price.

## Legal Costs

Both Parties will be responsible for their own legal costs.

## Viewing

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



## 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.