



File Ref: E-017720

Royal Oak

Zion Hill, Walgrave, Northamptonshire NN6 9PN



Pubs

Tenure
To Let


Price
Nil Premium

- Prominent central village location
- Bar (40), snug (15) & restaurant (30)
- Three bed owners accommodation
- Large garden & car park
- Outbuilding with potential



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Leisure Property Specialists

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Location

Walgrave is a popular and picturesque village located in Northamptonshire and a short distance from Kettering (6 miles), Wellingborough (8 miles) and Northampton (9 miles).

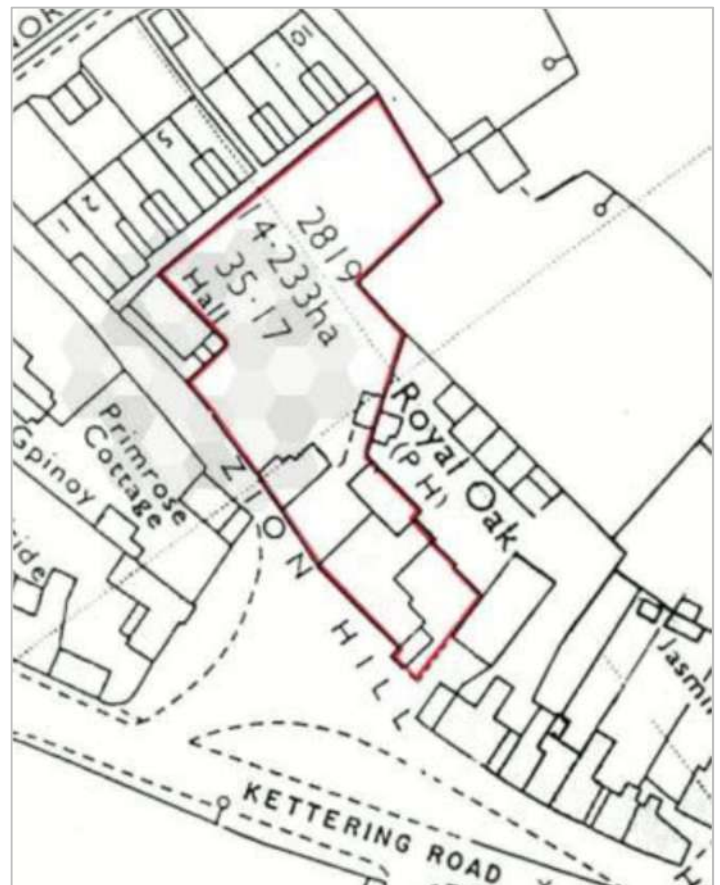
The Royal Oak occupies a prominent roadside position in the centre of the village and adjacent to a public parking area.

Nearby transport links include the A43 and National Rail services from Northampton.

Description

The Royal Oak is a predominantly two storey building of Northamptonshire iron coursed stone construction under a pitched slate roof with side and rear extensions.

Externally the property benefits from a large car park (20 spaces) and trade gardens replete with children's play area and equipment. There is also an outbuilding that could be developed into a trading asset.



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Viewing

Strictly by appointment only through Fleurets East office on 01223 402600.

Trade

No trade is warranted or sold.

The Royal Oak is very well presented throughout and benefiting from a large garden and car park it suitably lends itself to local, family and destination trade.

There is therefore the opportunity to create a flourishing business and utilising the outbuilding as a potential microbrewery/ancillary trade area.

Accommodation

Ground floor

The Royal Oak is decorated in a traditional manner with carpet floors, exposed timber beams and fireplaces. It is well presented throughout and is comprised of several inter-connected trading areas.

The main bar area benefits from a long wooden bar servery and caters to approximately 40 covers.

The snug bug, with its own servery, provides an additional 15 covers.

The restaurant at the rear of the property has space for an additional 30 covers.

There is a large commercial kitchen.

First floor

The well-presented private accommodation consists of three double bedrooms, lounge, domestic kitchen, bathroom and office.

Basement

Cellar.

Tenure

To Let. A new 20 year free of tie lease is offered. Rent on application. 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 £60,000 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 07:00am - 00:30am

Friday - Saturday 07:00am - 01:30am

Business Rates & Council Tax

The property is in an area administered by Daventry Council. The 2017 Rateable Value has been assessed at £30,000. The domestic accommodation is within Band A 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.



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- u Landlord & Tenant - Rent Reviews
- u Market Intelligence
- u Valuations
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