



File Ref: E-318955

Olde Sun

10 Middle Street, Nether Heyford, Northamptonshire NN7 3LL



Tenure
To Let


Price
Nil Premium

- New FOT Lease Available
- Established village pub with a prominent trading position
- Grade II listed building with exposed beams & brickwork
- Large car park and extensive rear trade garden
- Owners' accommodation plus separate self-contained studio apartment



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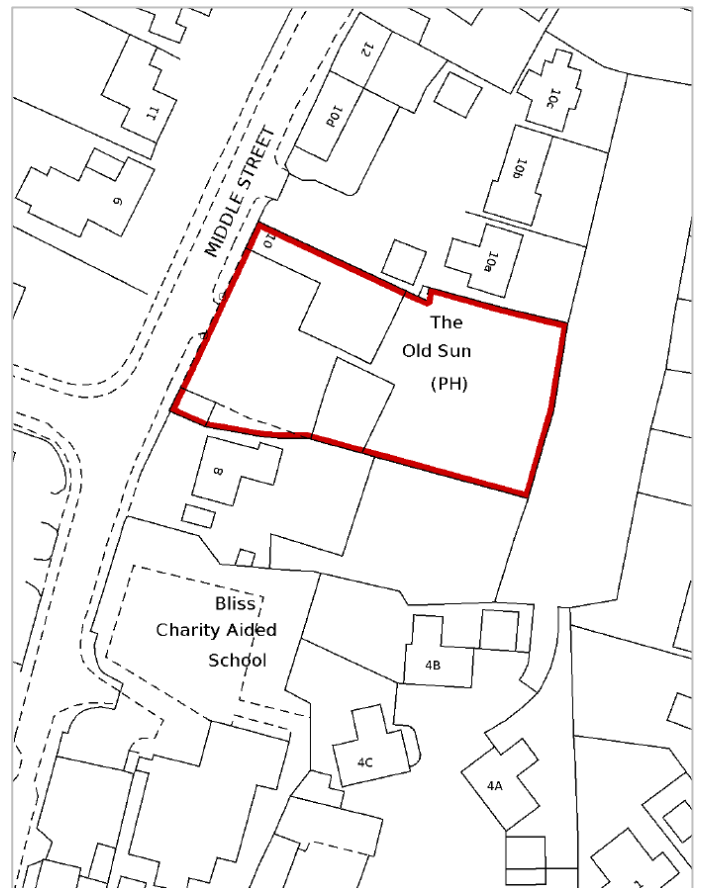
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Location

Situated in the heart of Nether Heyford, a semi rural village in west Northamptonshire within close proximity to the M1, A5 and A45. The pub occupies a prominent trading position and is located approx. 6 miles west of Northampton, 19 miles northwest of Milton Keynes and 34 miles south of Leicester. Nether Heyford is a small village with a population of approx. 1,700 residents and is popular with walkers throughout the year.

Description

Grade II listed, three storey detached building dating back to 16th century with inset dormer windows to the pitched and tiled roof. The building has single storey extensions to the side of the property housing the restaurant and additional bar. A large car park for approx.15 vehicles to the side and to the rear is a fully enclosed trade garden, which is mainly laid to lawn. Children's play area along with mature trees and shrubs.



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Trade

No trade is warranted or sold.
The property was formerly let on lease and there is no trading information.

Viewing

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

Accommodation

Ground floor

Customer entrance into reception with steps up to customer toilets and doors leading to:
Main bar with a mix of stone, stripped wood and carpeted flooring, bench seating, space for c. 18 covers on traditional tables and chairs. Wood panelled bar with mirror back servery.

Snug with bench seating, brick-built feature fireplace, inset fire and stone hearth.

Open plan through to:
Secondary bar which is brick built along with polished wood top. Mirror back servery, space for under counter refrigeration. Exposed beams and brickwork, bench seating and stone floor.

Open plan seating area which has the potential to increase the number of covers in operation.

Large commercial kitchen with extraction facilities, stainless prep area and under counter storage. Door leading to:
Restaurant with twin rear aspect bay windows overlooking the garden along with French doors leading out to the patio. Exposed beams, half height wood panel walls, bench seating and a mix of stone and carpeted flooring.
Ladies and gents' toilets.
Level cellar with full height access.



First floor - private owners' accommodation

The first floor is accessed via a staircase leading from the bar. Landing with side aspect overlooking the car park, storage cupboard and doors to:

- Living room/bedroom with side aspect, exposed beams and doors to:
- Inner lobby and hallway with doors leading to:
- Bedroom with side aspect.
- Bathroom with side aspect leaded light window, tiled floor, tiled walls, panel enclosed bath, hand basin and WC.
- Lounge/kitchenette with dual aspect, door to the rear with staircase leading to garden. Range of base and eye level walls mounted units, roll edge work tops, sink and tiled splashbacks. Built in oven and hob along with extraction facilities. Under counter fridge, tiled floor and space for washing machine.

Second floor

Open plan studio apartment with side aspect windows and a mix of wood effect and carpeted flooring.

- Eaved sleeping area with exposed beams.
- Kitchenette/diner with base level wall mounted units, butchers block effect worktops, sink, exposed beams, space for fridge freezer and plumbing for washing machine.
- Shower room with shower cubicle, electric shower, hand basin, WC and front aspect window.

External

Large trade garden which is fully enclosed and can be accessed via the car park or restaurant. Majority laid to lawn along with mature trees and shrubs. Patio and small play area with climbing frame.

Large car park and brick built outhouse currently used for storage.

Tenure

Leasehold.

A new full repairing and insuring free of tie lease for a proposed term of 25 years is available on terms to be agreed. Rental offers are invited for the initial rent per annum. The new lease is subject to annual RPI increases and 5 yearly open market rent reviews.

Minimum Capital Required

Applicants must be able to demonstrate a minimum capital investment to cover stamp duty, land registry tax, one quarters rent in advance, landlords legal fees and working capital along with a required six months' rent deposit.

Planning

We have made enquiries with the local authority and can confirm the property is Grade II listed and lies within the Nether Heyford Conservation Area. It is not an Asset of Community Value (ACV).

Licence

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

Sale by retail of alcohol:

Monday - Saturday	11am to 11pm
Sunday	12midday to 10.30pm



Business Rates & Council Tax

The property is in an area administered by West Northamptonshire Council. The April 2023 Rateable Value has been assessed at £13,500.

The domestic accommodation is within Band A for Council Tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

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

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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