



File Ref: E-418998

# White Hart

West Street, Geddington, Kettering, Northamptonshire NN14 1BD



Tenure  
**To Let – Free Of Tie**


Price  
**Nil Premium**

- Northamptonshire village location 4 miles from Kettering
- Two-bedroom self contained owners' accommodation
- Car park to the rear for approx. 15 vehicles
- Detached period property with single storey rear extension
- Three trade areas (48) and basement cellar



**Mark Phillips**

Senior Associate

 01223 402600

 [mark.phillips@fleurets.com](mailto:mark.phillips@fleurets.com)

SOLE LETTING RIGHTS

**Fleurets**   
Leisure Property Specialists



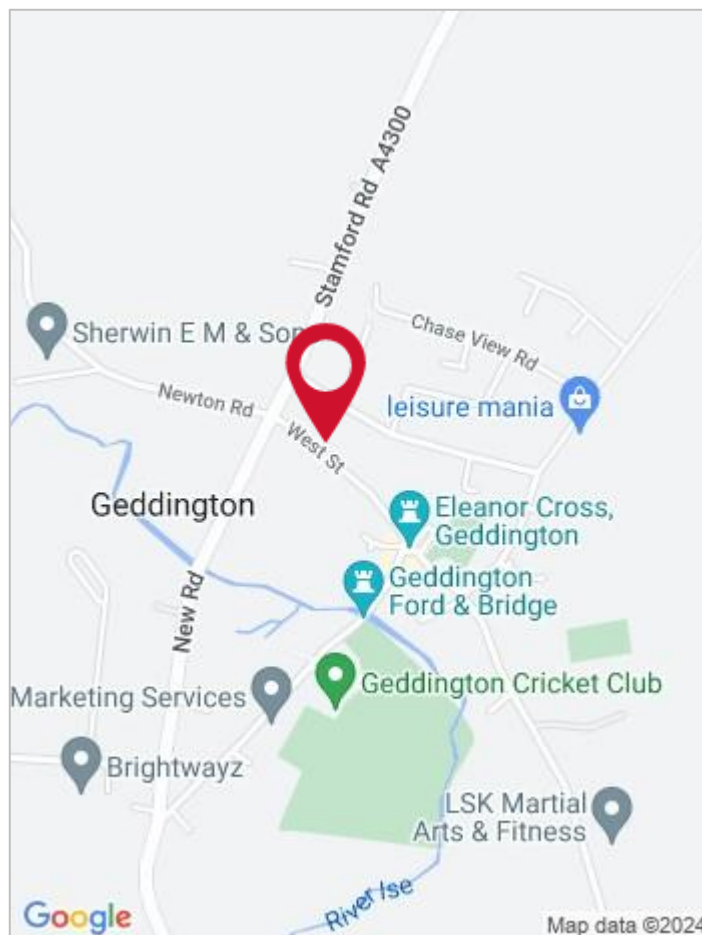
Map data ©2024 Google

## Location

The White Hart is situated in Geddington, a quaint semi rural village in Northamptonshire within close proximity to the A43 and A14. The pub occupies a prominent trading position within the village surrounded by a number of thatched period properties. It is located approx. 4.5 miles northeast of Kettering mainline train station and 8 miles northwest of the market town of Thrapston. The village of Geddington has one other pub and a population of approx. 1500 residents as of 2021.

## Description

Two storey detached period property under a pitched and tiled roof. The building has single storey extension to the rear which provides access to the self contained owners' accommodation, external storage facilities and garage. A large car park for approx.15 vehicles is also to the rear along with a trade garden, laid to lawn providing an ideal space for customer seating or community events.



Map data ©2024 Google





Bedroom two with shower room

Living room

Bathroom with panel enclosed bath, wash hand basin and WC.

### External

The trade garden is accessed via the car park (15 vehicles) providing an outside space for customer seating (30) or community events.

### Tenure

A new full repairing and insuring free of tie lease for a proposed term of 20 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.

### Trade

No trade is warranted or sold.

The property was formerly let on lease and there is no trading information available. When trading, due to the lack of commercial kitchen facilities, the business traded 100% wet led. Subject to planning permission and landlord approval, there may be potential to install a trade kitchen.

### Accommodation

#### Ground floor

Main bar servery with front facing customer entrance, front aspect window, part tiled floor, feature fireplace, traditional tables and chairs (20 covers) and wood panelled bar.

Open plan through to additional seating area (16) with exposed beams and TV.

Side customer entrance into the main building with doors leading to:

Customer toilets

Small bar/darts room with side aspect window, exposed beams, feature fireplace, traditional tables and chairs (12 covers), wood panelled bar and access to basement cellar.

Basement cellar.

#### Private owners' accommodation

Dedicated access via the single storey extension to the rear comprising of:

Kitchen with a limited range of base level units and roll edge work tops.

Space for oven, washing machine and fridge freezer.

Pantry room with boiler.

Living room overlooking the car park.

Stairs to first floor landing with doors to:

Bedroom one

### Minimum Capital Required

Applicants must be able to demonstrate a minimum capital of £30,000 to cover stamp duty, land registry tax, one quarters rent in advance, landlords legal fees and working capital along with a required six month rent deposit.

### Application Procedure

Applicants are invited to submit rental offers for a new free of tie lease. A free of tie application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funding must be provided prior to interview.



## Planning

We have made enquiries with North Northamptonshire Council and can confirm that the property is not listed or an Asset of Community Value (ACV), however it does lie within the Geddington Conservation Area. For further information please contact the local authority.

## Licence

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

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

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

Playing of recorded music.

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

## Business Rates & Council Tax

The property is in an area administered by North Northamptonshire Council. The 2023 Rateable Value has been assessed at £3,000.

The domestic accommodation is within Band B 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

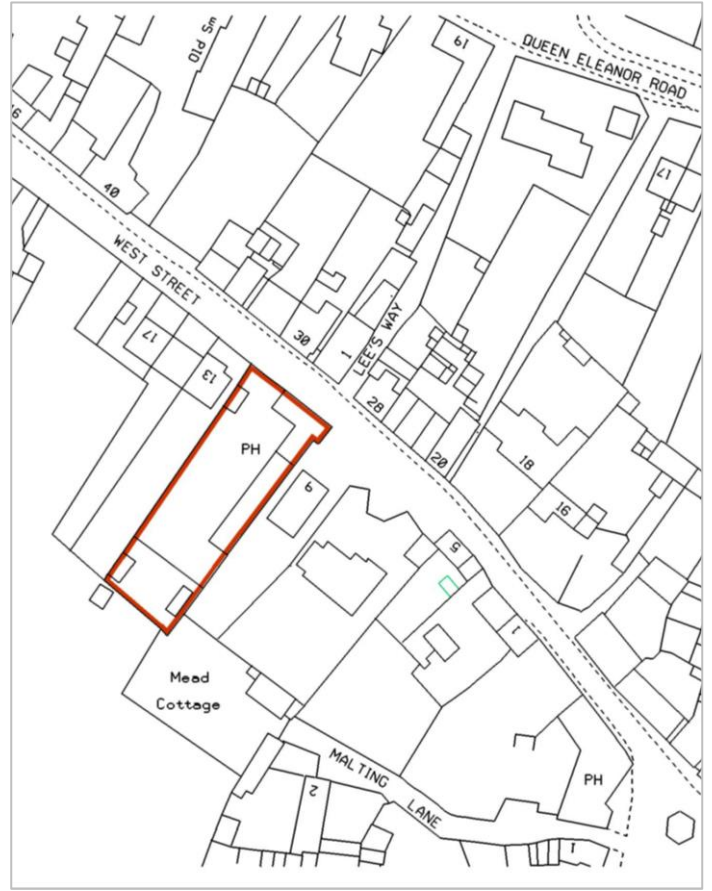
The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Viewing

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

## 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.



Ordnance Survey © Crown Copyright (2024) All rights reserved. Licence number 1000047722.



## Our Services

- ▶ Agency - Buying & Selling
- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports

**Fleurets**   
Leisure Property Specialists

**Important notice:** Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2024 London. 'All rights reserved'

## Our Regions



### London

☎ 020 7280 4700

✉ london@fleurets.com



### Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com



### North West

☎ 0161 683 5445

✉ northwest@fleurets.com



### North

☎ 0113 234 0304

✉ north@fleurets.com



### West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com



### South

☎ 01273 429500

✉ south@fleurets.com



### East

☎ 01223 402600

✉ east@fleurets.com



### Scotland

☎ 020 7280 4700

✉ scotland@fleurets.com