



The Blackbird Inn

Ref: 5752387

Croughton, NN13 5LT

Leasehold: Nil Premium, Annual Rent: £35,000

A charming and characterful village pub

Ideally positioned within an affluent area

First floor 2 bedroom accommodation

New 20 year free of tie lease available

EPC rating TBC

Spacious lounge bar and generous outside area



The Blackbird Inn is a well known community venue in the village of Croughton, Northamptonshire. RAF Croughton, a United States Air Force base is located in the village, it is one of the largest US Air Force bases in the UK and provides considerable upside potential for a new operator to grow sales and theme the pub around the large number of American service personnel living and working in the immediate vicinity of the pub. Viewing is recommended to appreciate the full offering, the opportunity and its position.



Location

The Blackbird Inn is a quaint village pub in the heart of affluent Croughton, West Northamptonshire. The village is surrounded by picturesque countryside. The local population of Croughton is circa 992.

The Blackbird Inn is situated in close proximity to RAF Croughton, one of the largest US Airforce bases in the UK.

Description

- Close proximity to RAF Croughton
- Trade Kitchen
- Large enclosed outside space
- 2 bed first floor accommodation
- Prominent frontage
- c.20 car parking spaces plus on street parking
- Free of tie
- New lease available

Regulatory

We understand the premises is fully licenced. We are offering a free of tie lease. The licenced opening hours are: Monday to Saturday 10:00 AM to 11:00 PM and Sunday 12:00 PM to 10:30 PM.

Business Rates

The property is in an area administered by West Northamptonshire District Council. The 2023 Rateable Value has been assessed at £3,100.





Internal Details

The site has a welcoming bar, with two drinking/dining areas, pool table and a trade kitchen. The property benefits from a manager's flat consisting of two bedrooms, kitchen and bathroom.

External Details

To the rear of the building, is the enclosed trade garden with access to the bar. There is a further seating area to the front of the pub along with c.20 car parking spaces plus on street parking.



Tenure

A new 20 year Full repairing and Insuring free of tie lease is available on terms to be agreed with a rental of circa £35,000 per annum. The new lease will be subject to 5 yearly open market reviews and annual RPI increases subject to 2.5% / 5% collar and cap.

Application Process

Applicants are required to submit a Criterion Asset Management standard application form (available on request) and provide a business plan, two forms of ID with current address and proof of funding. If the applicants require to take the lease in a company name then two personal guarantors will be required. Applicants must be able to demonstrate sufficient funds to invest further in this opportunity and cover one quarters rent plus vat, six months rent deposit plus vat and cover the landlords reasonable legal costs.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189