



## Old Five Bells

84a Harborough Road, Kingsthorpe, Northamptonshire NN2 8DH

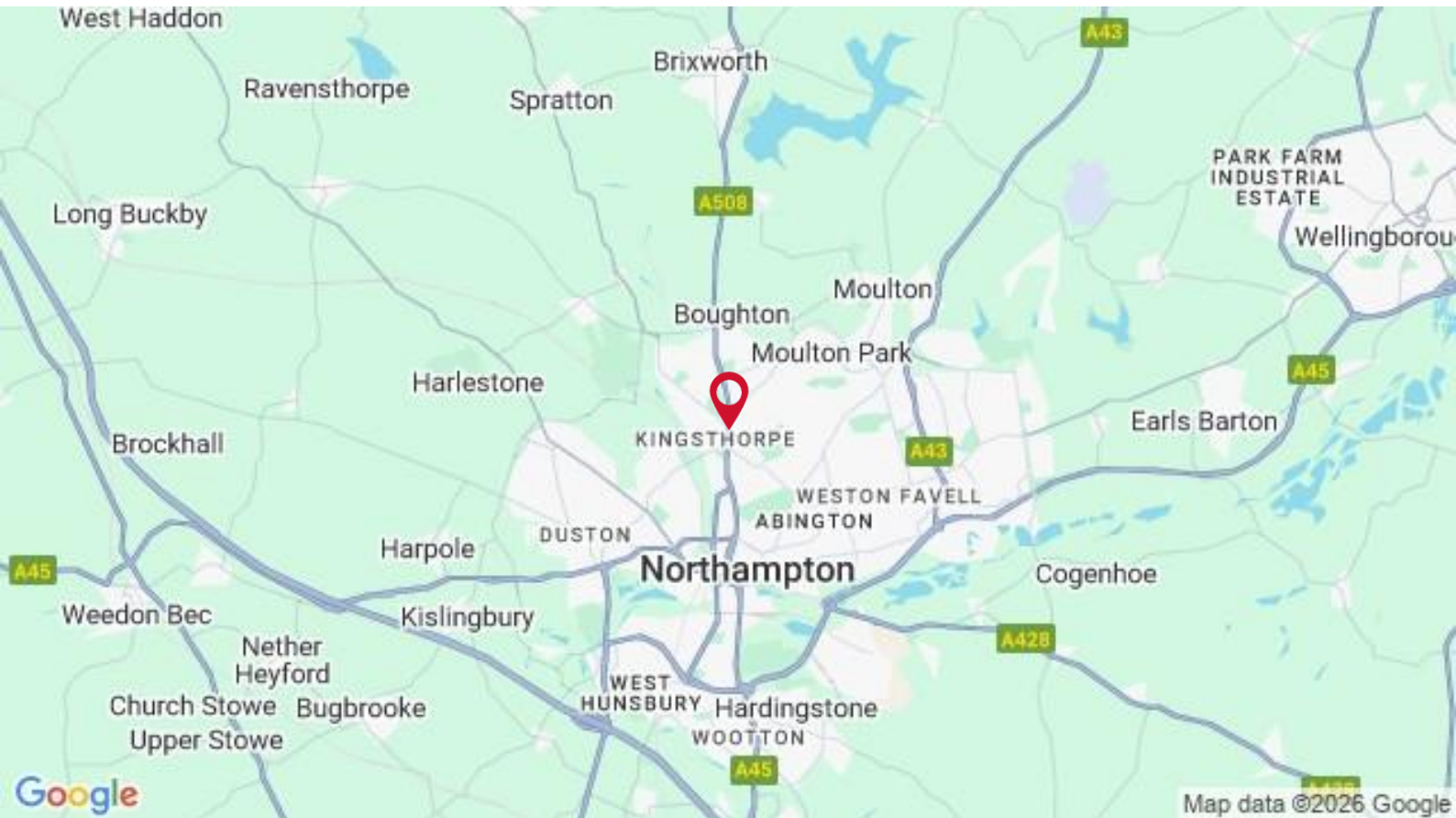
**Tenure**

**To Let**

**Price**

**Nil Premium**

- Busy A-road frontage
- Popular & vibrant suburb
- Attractive & imposing property
- Spacious trading rooms
- Patio & large car park



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## Location

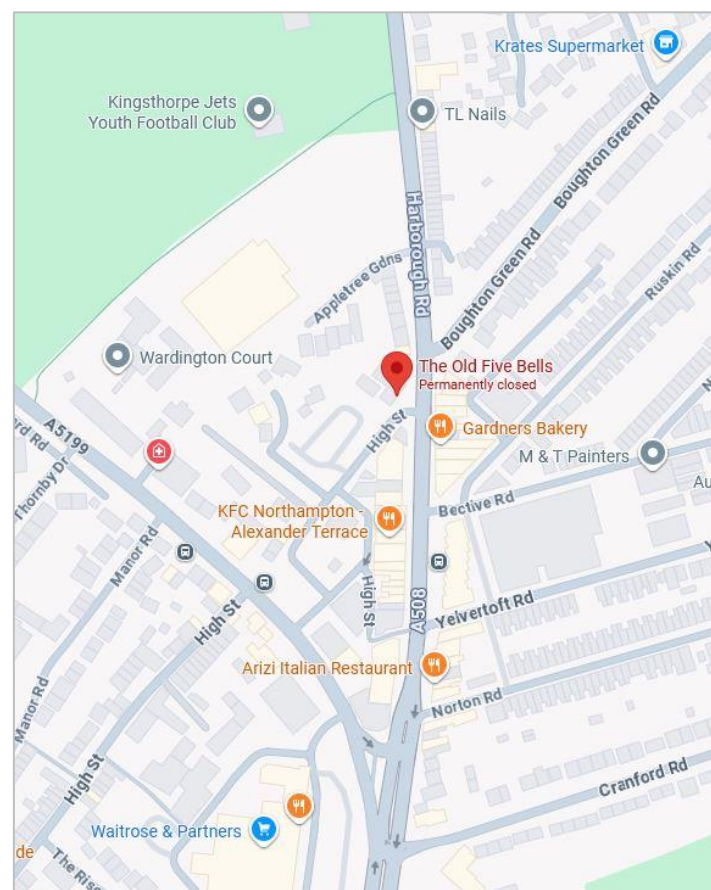
The Old Five Bells holds an extremely prominent position fronting the junction of the busy A508 Harborough Road and High Street in the vibrant suburb of Kingsthorpe, which lies just over 2 miles to the North of Northampton Town Centre.

Whilst a popular residential area, the immediate vicinity includes a host of commercial uses with bustling shopping parades to either side of Harborough Road.

## Description

A handsome and imposing two storey stone built property with distinctive window lintels and chimney stack.

There is a block paved patio immediately to the rear and a large car park with space for more than 60 vehicles.



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## Trade

The property ceased trading in January 2026.

No trade is being sold or represented.

## Accommodation

There are entrances from the frontage, side and rear car park, all of which give direct access to the series of distinct but inter-linked trading rooms.

To the front is the large Public Bar which has a timber bar servery, ceiling beams, two bow windows and a smaller, separate area to either end.

To the rear is the Restaurant/Lounge area. Also partly beamed and having its own servery, this area also has three break-off areas, which add to the character. One of these includes a feature brick built fireplace.

This section previously hosted carveries and can seat 60+ with comfort. Alternatively it could be used as a Lounge with scope for functions, games or live TV.

To the rear is a good sized but completely unfitted trade kitchen.

There are customer toilets to both main rooms.

## Basement

Chilled beer cellar with drop from the side.

## Living Accommodation

The spacious private quarters are at first floor level and consist of 4 double bedrooms, living room, domestic kitchen, shower room, separate wc and office.

## Tenure

Leasehold.

A new Free of Tie Lease is offered for a term of 20 years on Full Repairing & Insuring terms.

Rent will be £40,000 per annum subject to 5 yearly rent reviews and RPI increases collared at 2.5% and capped at 5%.

Six months rental deposit will be required along with an amount equivalent to the VAT on rent and Deposit.

## Minimum Capital Required

Applicants must be able to demonstrate a minimum capital requirement to cover six month rent deposit plus VAT, one quarters rent in advance, landlords legal fees and working capital.

## Application Procedure

Applicants are invited to submit rental proposals 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 & loss account and proof of funding must be provided prior to interview.



## Planning

The property is not a listed building and does not lie in a Conservation area.

## Licence

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

Sale by retail of alcohol:

Monday to Thursday	10.00 am to 12.00 am
Friday & Saturday	10.00 am to 01.00 am
Sunday	11.00 am to 12.00 am

Performance of dance, live music & recorded music.

Monday to Thursday	10.00 am to 12.00 am
Friday & Saturday	10.00 am to 01.00 am
Sunday	11.00 am to 12.00 am

## Business Rates & Council Tax

The property is in an area administered by Northampton Council.

Rateable Value is £7,500 from April 2026.

Confirmation of actual rates payable should be obtained from the Local Authority.

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.

## Viewing

Please note this property is closed, therefore formal viewing is strictly by appointment only through Fleurets Midlands office.

## 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.



For further information please log onto **fleurets.com** or contact:

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