



The Olde Sun

To Let

Rental Offers in Excess of **£37,500** (pax)

The Olde Sun, 10 Middle Street, Nether Heyford, Northampton, NN7 3LL

AT A GLANCE

- New 'Free of Tie' lease available
- Ready for fitting out by new operators
- Separate self contained studio flat on 2nd floor
- Large car park (20 spaces)
- Experienced Operators Only
- Newly redecorated throughout
- Substantial residential accomodation on 1st floor
- Incoming tenant investment required
- Large rear garden (80+ covers)
- Rental incentives available

Viewing And Further Information

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PROPERTY

The Olde Sun is a very attractive detached stone built Grade II Listed building.

The ground floor provides a number of interconnecting, characterful trade areas with tiled, wooden flooring and exposed timbers.

To the front is a traditional communal bar area with central bar and space for 40+ covers with access directly off the front car park.

To the rear is a secondary trade area with space for 30+ covers, with a further bar servery leading to the back areas, which has a raised dining area and direct access to the commercial trade kitchen with flagstone flooring and space for 30 covers.

Supporting these areas is a commercial trade kitchen ground floor cellar and storage, plus customer WC's.

The first floor provides substantial domestic accommodation, including a double ensuite bedroom, storage room, lounge, double bedroom, three-piece bathroom and sizeable kitchen/diner.

Second floor provides a large open plan self-contained studio flat with bathroom and kitchen.

Externally the property provides a dedicated car park (20 spaces) as well as a service yard and large grass trade garden with space for 80+ covers

PLANNING

The local planning authority is [West Northamptonshire Council](#).

The Olde Sun lies within the Nether Heyford Conservation Area. It is not listed as an ACV (Asset of Community Value).

MEASUREMENTS

Approximate total site area - 0.447 acres (taken from digital mapping).

Total Floor Area - 3,194 ft (297m sq). Measurements are taken from digital mapping and are approximate.



THE BUSINESS

The property is closed but has been recently decorated and is ready for fitting out for a new operator to re-establish a business for the community and surrounding catchment.

RATES & CHARGES

Rateable Value - £13,500 (April 2023 to present).

TENURE

The property is available by way of a new, 20-year 'free of tie' lease, seeking rental offers in excess of £37,500 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease.

The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5th year open market rent reviews.

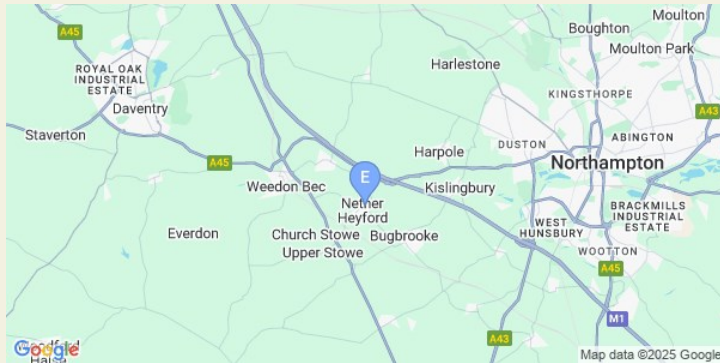
Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan. These may include rent free and stepped rent.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,750 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.

PREMIUM

Nil premium.





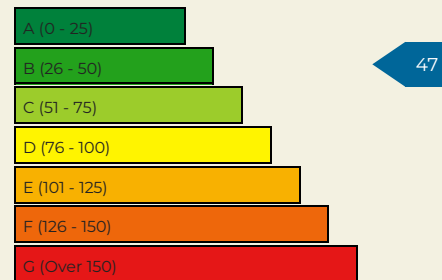
LOCATION

The Olde Sun is 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 approximately 6 miles west of Northampton, 19 miles northwest of Milton Keynes and 34 miles south of Leicester.

The thriving village has a sizeable resident population of approximately 1,700, and is popular with walkers throughout the year. It has one of the largest village greens in the country.



EPC



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