



Witch & Sow

High Street, Guilsborough, Northamptonshire NN6 8PY

Tenure

To Let

Price

Nil Premium

- Delightful, historic village
- Large, partly thatched property
- Character trading areas
- 2 excellent external areas
- 4 bed living quarters



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Location

The delightful West Northamptonshire village of Guilsborough lies in a desirable semi-rural location within easy reach of Northampton (12 miles); Daventry (12 miles); Rugby (16 miles) and Market Harborough (10.5 miles).

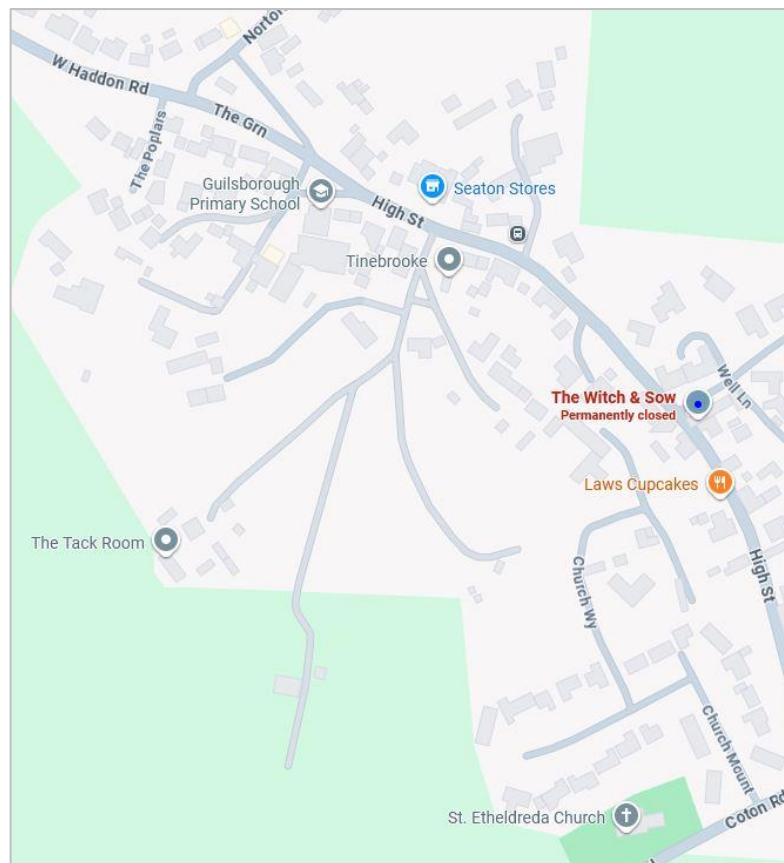
It also lies within a triangle of the A14; A508 and the M1 Motorway with nearby attractions including Cottesbrooke Hall & Gardens and Althorp House.

Description

Lying side on to the road, The Witch & Sow (historically known as The Ward Arms) is a large detached property in two distinct parts.

The main entrance accesses the older thatched and rendered section. This extends into a two-storey brick built section with mock-timbered facade to the upper level.

To the rear is a large enclosed courtyard, a further smaller garden, a barn conversion providing a useful function/games room and ample storage.



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Trade

The property ceased trading in December 2024. Accordingly, no trade is being sold or represented.

Accommodation

The main entrance leads into a small lobby, with the Public Bar to the left hand side and the Restaurant to the right hand side.

The character bar is split level with boarded floor; timber bar servery; half panelled walls; two bay windows and a real fire set within a brick built fireplace.

The Restaurant is also split level and boasts a feature brick built fireplace; boarded floor and space for around 40 covers.

There are patio doors leading out to the smaller of the two gardens.

Both the trade kitchen, including a wash-up area, and the customer toilets are towards the rear.

The Barn

The third trading area is a useful function/games/skittles room which lies in a cleverly converted barn. This area also has its own serving counter to the rear and useful storage space above.

Outside

There are two external trading areas. The larger enclosed courtyard includes a decked and covered seating smoking area, this provides access to the Barn and outbuilding storage.

There is also a second split level patio, with smoking shelter, which lies off the Restaurant.

Basement

Chilled beer cellar with drop and access from the courtyard.

Living Accommodation

The private quarters are at first floor level and comprise 4 bedrooms (3 doubles and a single), living room, domestic kitchen, bathroom and separate WC.

Tenure

Leasehold.

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

Guide Rent of £40,000 per annum exclusive, 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 the 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 listed but does lie in Daventry Town Centre Conservation area.

Licence

A premises licence prevails, the main activities being:-

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

Sunday to Thursday	11.00 am to 11.00 pm
Friday & Saturday	11.00 am to 12.00 am

Business Rates & Council Tax

The property is in an area administered by Daventry Council.

Rateable Value of £8,900 pa (2023) & £11,500 (2026) pa

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

The domestic accommodation is within Band A for council tax purposes.

EPC

The property has an EPC rating of E

Services

The property has the benefit of mains water and electricity, Calor bottled gas is used for heating and cooking.



Viewing

Please note this property is closed, therefore formal viewings are strictly by appointment through Fleurets Midlands Office on 0121 236 5252.

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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