The Lamb

Orlingbury Road, Little Harrowden
Northamptonshire
NN9 5BH

Leasehold: Nil Premium
Annual Rent: £24,500 + VAT

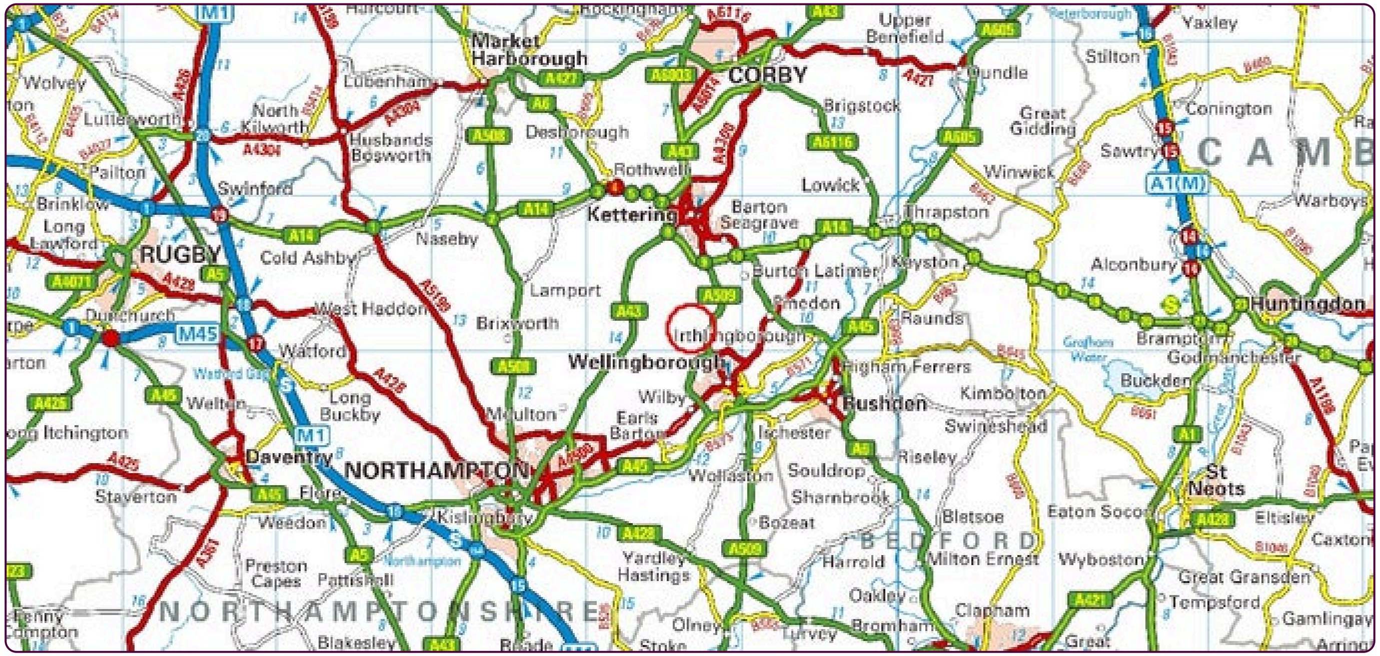
Ref: 5854359

KEY HIGHLIGHTS

- Affluent village setting
- Public bar with games room
- Lounge bar, restaurant & function room
- Potential alternative use value (STP)
- New Lease Available
- Trade garden and car park. Energy Rating C

LOCATION

The pub is located in the centre of the attractive and affluent village of Little Harrowden midway between Kettering and Wellingborough, some 15 miles off the M1 at Northampton.



DESCRIPTION

The pub is a prominent corner two storey property being part stone and part rendered with a slate and tiled roof.

The Lamb is an ideal offering for a suitable buyer who wishes to add value to a stable business model. This prominent corner position in a well populated village could also suit alternative redevelopment subject to planning and building consent. Due to its attractive location, position and overall opportunity available, early viewing is highly recommended.

INTERNAL DETAILS

The pub is divided into three parts. There is a traditional public bar with servery to one side, games area with table skittles and seating for 15. The centrally placed lounge bar is on two levels, again with many original features, bar servery, seating (12) and garden access. The restaurant is up from here, with tables and chairs for 28 diners.

Trade kitchens are off the restaurant and there is a level cellar at the rear.

On the first floor, with an outside access staircase is the function room, which can be use for local events and societies.

OTHER FLOORS

Located on the first floor to the rear of the pub is a large function room with its own separate access from the trade garden.

EXTERNAL DETAILS

To the rear of the building, is the enclosed trade garden with access to the lounge bar and function room. Part patio, part laid to lawn with covered area. Fronting the village street, there is car parking to the side and rear for around 12 vehicles.

OWNER'S ACCOMMODATION

Spacious owner's accommodation arranged over first floor with two bedrooms, kitchen, bathroom, and living room.

THE OPPORTUNITY

The business is available on a leasehold basis of an annual starting rent of £24,500 per annum with rent reviews.

The business was previously a popular village pub, drawing trade from the adjoining villages of Orlingbury and Gt Harrowden, with a wide-ranging pub food menu. The pub is now trading on a partial basis and would suit both a first time buyer and an experienced operator in the sector.

Furthermore, it is felt that the pub would lend itself to alternative use subject to planning permission.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price.

BUSINESS RATES

The current rateable value according to the VOA as at 2017 is £7,200. The local authority is Wellingborough Borough Council. From April 2023 the new rateable value will be £4,400

REGULATORY

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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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