

THE GREEN DRAGON

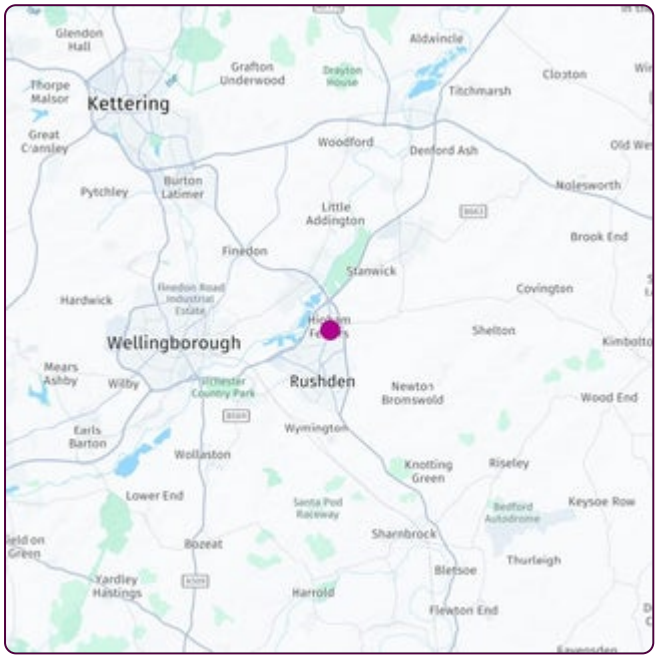
4 College Street, Higham Ferrers, NN10 8DZ

LEASEHOLD: £50,000 ANNUAL RENT: £54,982 | REF: 5752419

KEY HIGHLIGHTS

- Prominent Town Centre Position
- Established Wet Led Pub with 6 Letting Rooms
- Unused Commercial Kitchen
- 1.1 acre plot with Large Beer Garden
- Turnover £475376
- EPC Rating C





LOCATION

The Green Dragon Hotel occupies a prominent position within the historic market town of Higham Ferrers, Northamptonshire.

Higham Ferrers is a well-established market town located close to Rushden and benefitting from excellent road connectivity via the A6 and A45.

The town serves a substantial local residential population whilst also attracting visitors to the area's historic buildings and local amenities.

The property enjoys strong visibility within the town with an excellent street presence, and is well positioned to benefit from both local trade and passing custom.

DESCRIPTION

The Green Dragon Hotel is a substantial licensed property comprising a traditional public house together with letting accommodation on a sizeable plot in excess of 1 acre.

The business currently operates primarily as a wet-led venue, offering an excellent opportunity for an incoming operator to develop further revenue streams through renovating the letting rooms and re-introducing food via the unused commercial kitchen.







INTERNAL DETAILS

The ground floor provides three principal trading areas, comprising a main bar, a separate lounge/bar area and additional customer seating space, offering flexibility for day-to-day trade, private functions and events.

To the rear is a commercial catering kitchen, together with a range of ancillary areas including stores, cellar, staff facilities and preparation space.

The first floor contains a large bar area that could be utilised as a restaurant / function room, with access to the letting rooms and owners accommodation.

The Gross Internal Area is just shy of 6,800 SqFt.

LETTING ACCOMMODATION

The property benefits from six guest letting rooms which provide an established secondary income stream in addition to the core public house business.

The accommodation would benefit from renovation to further maximise the opportunity and diversify trade income

OWNER'S ACCOMMODATION

There is a managers flat consisting of Two bedrooms, a living room with kitchen and a bathroom.







FIXTURES & FITTINGS

Fixtures and Fittings are included within the sale.

STAFF

Staff Information will be made available on request.

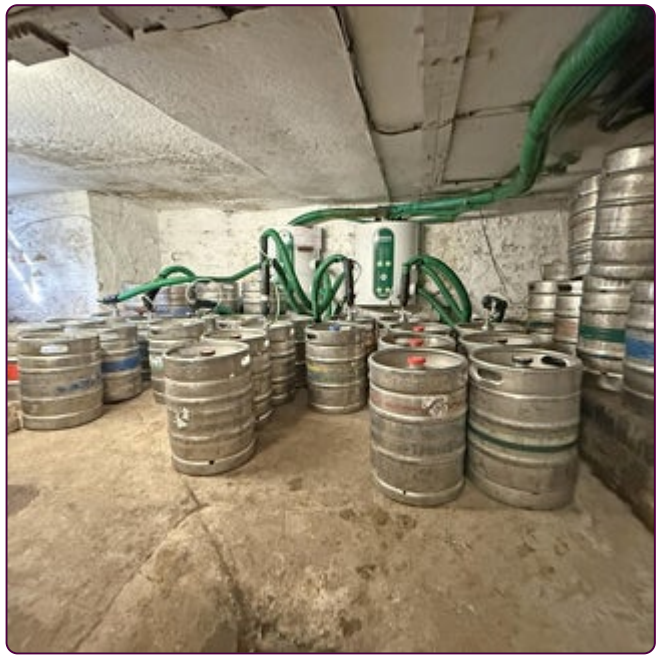
TENURE

Leasehold

TRADING INFORMATION

Turnover £475,376

Trading information will be made available to genuinely interested and vetted applicants.



EXTERNAL DETAILS

To the rear and side of the property is a substantial beer garden providing extensive customer seating, serviced by an outdoor bar, along with car park and several additional outbuildings for storage.

The outdoor area is ideally suited for events, live entertainment, beer festivals, community gatherings and private functions, creating opportunities for additional revenue generation during the spring and summer months. It is a fantastic asset to the pub. The Pub sits on a near 1.16 acre plot

The external trading space represents one of the property's key strengths and provides significant flexibility for an incoming operator.







TENANCY

Free of Tie Lease
Rent £54,982 pa 25-26
Term Remaining - 10 years - expiring in 2036
Next rent review - 2031
Annual Increases linked to RPI
Full FRI lease

The lease will be made available for review to serious and qualified buyers.

BUSINESS RATES

Current rateable value (1 April 2026 to present) - £14,500

THE OPPORTUNITY

The Green Dragon presents an excellent opportunity to acquire an established licensed premises through lease assignment, with significant growth opportunities.

Key opportunities include:

- Reintroduction of a food-led operation utilising the existing commercial kitchen
- Renovation of the letting rooms to improve income and occupancy levels
- Continuation of outdoor events and functions within the substantial beer garden
- Expansion of wet sales through entertainment and community-focused activities

The property would suit experienced operators seeking a business with multiple income streams and significant scope for growth.



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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