The Compasses

- Freehold Opportunity
- Prominent position within the local area
- First floor 3/4 bedroom accommodation
- Closed Pub following the retirement of tenant
- Good size lounge-bar
- Conservatory/function room. Energy Rating D

128 High Street, South Rushden, Northampton, NN10 0RB

Freehold: Guide Price £325,000 plus VAT

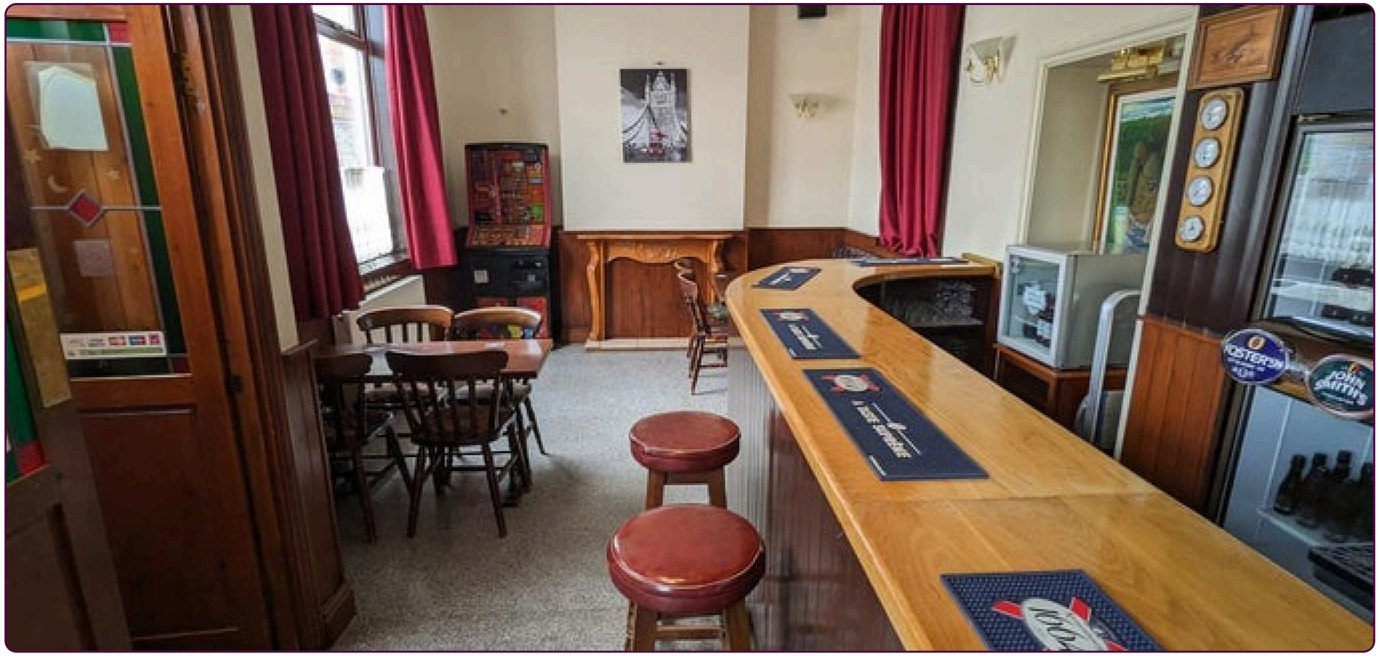
Ref: 5752385

THE OPPORTUNITY

The Compasses is a well-known community venue on the edge of Rushden town centre. The venue provides an excellent opportunity for an experienced operator to purchase a well-known and well supported site. The nature and position of the venue means that it offers a variety of scope to serve as a wet led premises or to use its kitchen space and function room to maximise the turnover potential. There is further potential to renovate the upper floors to either act as private residential accommodation or managers accommodation. Viewing is recommended to appreciate the full offering, the opportunity and its position.

LOCATION

The site is well positioned on the edge of Rushden town centre. High Street is a busy road with lots of passing potential trade and there are a large number of homes and businesses nearby. The local population of Rushden is circa 32,000.



DESCRIPTION

- Circa 100 internal covers
- Function room/dining room ideal for dining covers or functions
- Good sized commercial kitchen
- Large enclosed outside space
- three/four bed first floor accommodation
- Prominent frontage
- Good sized cellar
- Driveway/vehicular access to the rear
- Freehold sale

REGULATORY

We understand the premises is fully licenced. The licenced opening hours are: Monday to Saturday 10:00 AM to 11:00 PM and Sunday 12:00 PM to 10:30 PM.

BUSINESS RATES

The property is in an area administered by north Northamptonshire District Council. The 2023 rateable value has been assessed at £7,000. The domestic accommodation above the public house is in band A for council tax purposes.

TENURE

Freehold

The purchaser (via their solicitor) will be required to pay a non-refundable abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The purchaser will have 15 working days from the date the legal package is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. A 10% deposit is payable on exchange. Completion to be 15 working days after exchange of contracts.

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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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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CHRISTIE & CO