



The Griffins Head

Ref: 5752366

28 Wilby Road Mears Ashby, Northampton, NN6 0DX

Leasehold: £65,000, Annual Rent: £30,000

Affluent village location

Substantial sized property

Offering circa 60 internal restaurant cover

First floor 3 bedroom apartment

Closely positioned to Sywell Country Park

Additional Outdoor seating. New Lease Available - Rent £30,000pa. EPC Rating C



We are offering a New Lease to a serious buyer to take advantage of this desirable opportunity. The Griffins Head has a history of being a well-attended village pub for over a 100 years, offering a high standard of food supplied from local area. The property is a fantastic size with space for circa 60 internal covers with plenty of outside space at the front and rear and a generous sized car park. There is a good sized wrap around bar, well equipped commercial kitchen and large first floor owners accommodation. This recipe of a well located, great former reputation and an excellent brick and mortar offering means that it would be a fantastic opportunity for a experienced operator or someone that is stepping into the industry.

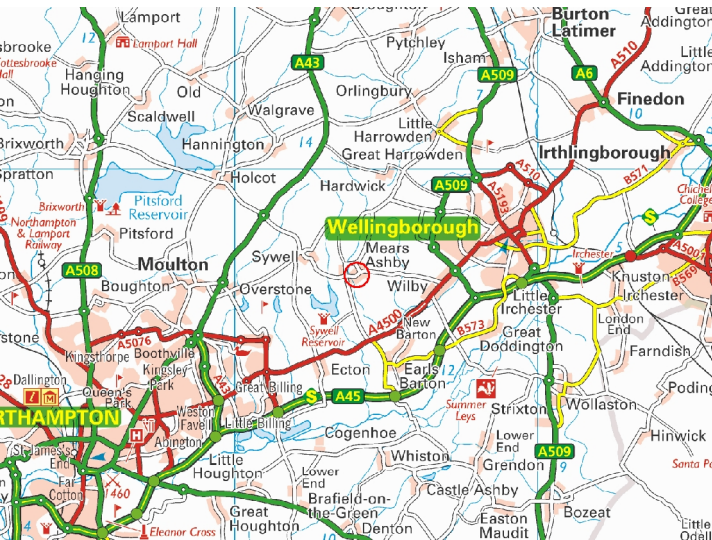


Location

The Griffins Head is located in the heart of the village and is a well-known established land mark. It is conveniently positioned between the A43 to the north and A45 to the south. It is around 4 miles from Wellingborough and 9 miles from Northampton. Local attractions include Sywell Aviation Museum and Country Park.

Description

This is a generous sized, period building which has a customer centric layout for both wet and dry sales internally and externally. There is an entrance hall which then leads to one of two principle dining rooms. The first room is bright and spacious and guest are greeted with a good-sized bar as they immediately enter. There are ornate fireplaces and a number of features which all add to the atmosphere and charm of this property. The second room is also a good size, light and has several features including access to the continued bar area. Rear hallway with access to the customer toilets and door to the rear patio beer garden. Completing the ground floor there is a commercial kitchen divided into two spaces, access to the cellar and owners accommodation.



External Details

The property is positioned on a plot with large car park for approximately 60 to 70 vehicles. There is seating to the front of the site for approximately 25 guests and good-sized patio area to the rear for additional approximately 40 to 50 extra guest meaning approximately up to around 75 in total externally.

Owner's Accommodation

To the first floor there is a good sized apartment with 3 bedroom, fitted kitchen, large living room and bathroom.



Fixtures & Fittings

These are to be included within the sale.

Tenure

We are seeking to offer a New Lease - full terms to be agreed.

Business Rates

Rateable value £10,500pa from 1st April 2023.

Trading Information

Currently closed.

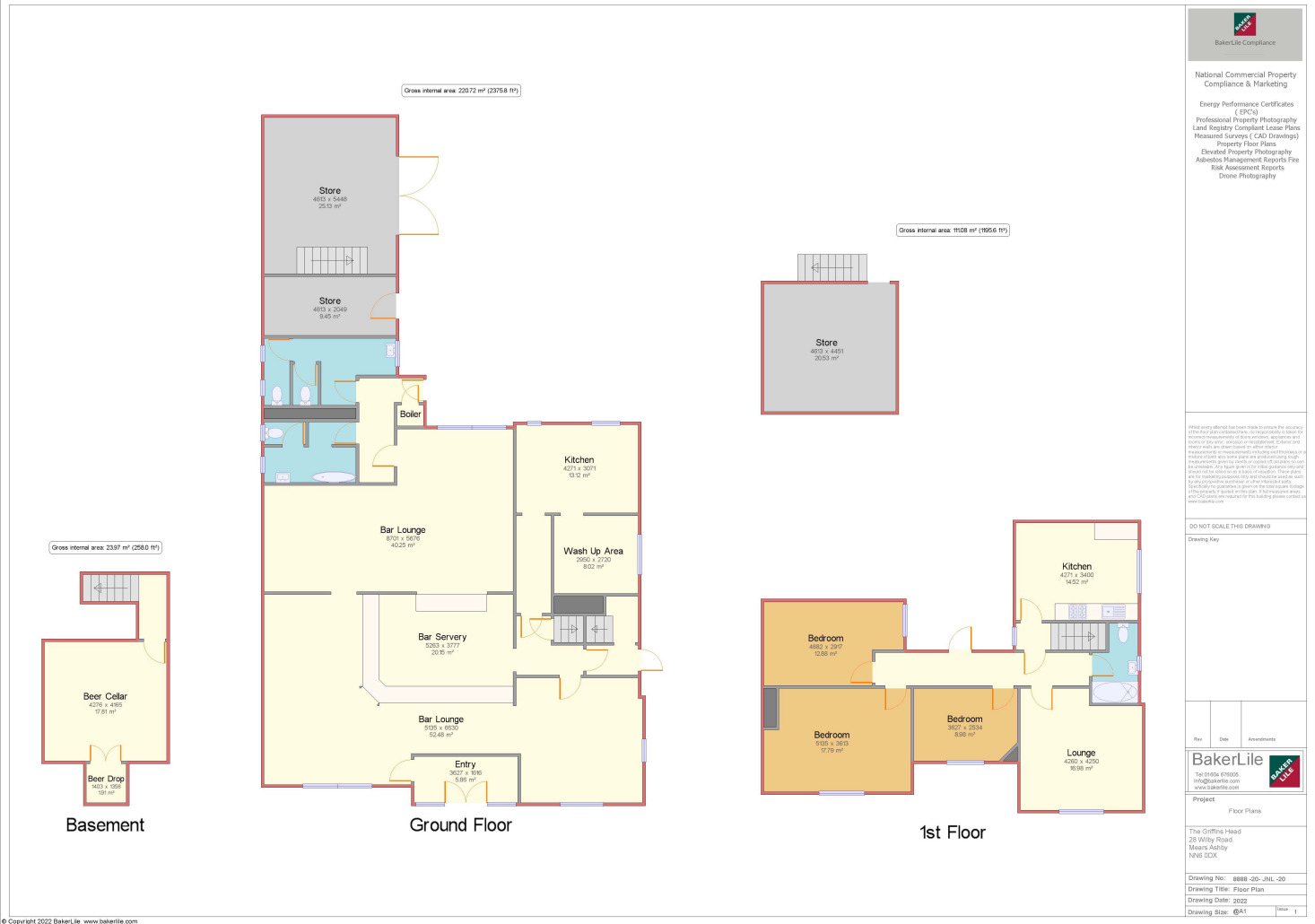
The business has previously been occupied on leasehold basis and the vendor is therefore unable to provide any historic financial information.

Trading Hours

Currently closed for trade

Regulatory

The Premises is fully licenced





Customer Due Diligence Checks

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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Broker - Pubs & Restaurants

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Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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. June 2023

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