

The Olde Red Lion

15 High Street • Kislingbury • Northants • NN7 4AQ

TDB
Real Estate



**An Excellent Public House /
Restaurant Business Opportunity**

TO LET ON A NEW LEASE

- Excellent potential to provide restaurant/café/food activities and wet sales
- Immediately available with extensive landlord fixtures and fittings
- Fitted kitchen and bar areas, ready for trading
- 4/5 bedroom first floor accommodation – offering B & B/letting potential (subject to necessary consents)



The Opportunity

An opportunity to rent a recently trading and fitted public house/restaurant, situated in the heart of one of Northamptonshire's most sought-after villages, with potential to establish a strong daytime, evening/weekend food/restaurant (to include café) and wet sales business.

Fitted kitchen to include tables, chairs and other fixtures and fittings available to purchase, to facilitate a quick trading start. A comprehensive schedule of fixtures and fittings will be available to bona fide applicants.

Location

The property has frontage to High Street in the sought after Northamptonshire village of Kislingbury.

Kislingbury is situated approximately 4 miles west of Northampton town centre and is easily accessible from all parts of the County, not least to its close proximity to J16 of the M1 motorway.

There is substantial residential development proposed and currently under construction to the west of town and within easy travelling distance to Kislingbury.

Description

A detached two storey property constructed of stone beneath mainly slate roofing offering ground floor areas together with restaurant seating and fitted kitchen/ancillary/cellar access.

Potential for approximately 60 covers is offered.

Extensive first floor living accommodation with potential (subject to necessary consents) to offer B & B/letting accommodation.

Garden patio area to the rear together with rear car park and street parking.

Lease Terms

The property will be available on a new internal repairing lease for a term to be agreed. The landlord will assume responsibility for repairs to the roof, main structure and external timberwork.

Rent on application to bona fide interested parties.

The tenant will pay VAT and both parties will pay their own legal costs incurred in preparation of the lease.

Accommodation

	Sq Ft	Sq M
Front Bar Area	355	32.7
Side Bar/Restaurant/Cafe	545	50.8
Rear Bar/Restaurant	645	60.0
Preparation/ Kitchen	280	26.1
Cellar/Store	415	38.6
Total	2,240	208.2

The areas expressed on a gross internal basis and are approximate having been rounded.

EPC

The property has an EPC rating of C:61

Anti Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.



Viewing

Viewing and further information via the sole agents



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