

**FREEHOLD PUB
FOR SALE
OFFERS INVITED**



- Freehold pub close to village centre
- Pub occupying 0.5 acre site
- Traditional pub with private accommodation and letting rooms above
- Potential for alternative use or development (STP)
- Open viewing Wednesday 14 February 2018, 11.00am
- Closing date for offers Wednesday 28 February 2018

**The Red Lion
134 Northampton Road
BRIXWORTH
NN6 9BU**



**DRAKE
& COMPANY**
020 7495 7500
PROPERTY CONSULTANTS



LOCATION

The village of Brixworth has a resident population of 5,228 and is situated 5 miles north of Northampton just off the A508. The Red Lion occupies a prominent roadside location close to the centre of the village.

PROPERTY

A detached public house with a small yard and parking area to the front and trade garden to the back of the property. The property comprises the following:

- Ground Floor** Main bar, restaurant, games area, two letting rooms, breakfast area, trade kitchen, store room and WC's
- Basement** Beer cellar
- First Floor** Private flat comprising four rooms, kitchen and bathroom. Three en-suite letting rooms
- External** Parking for four cars and a small seating area to the front/left hand side, yard area to the right and trade garden to the rear.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

Total Site Area	0.498 acre	2,015 sq m
Gross Built Area (Ground)	3,494 sq ft	325 sq m
Ground Floor Bar	1,352 sq ft	126 sq m
Ground Floor Ancillary	1,021 sq ft	95 sq m
Basement	455 sq ft	42 sq m
1st Floor	1,059 sq ft	98 sq m
TOTAL	3,887 sq ft	361 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

ALTERNATIVE USE POTENTIAL

In our view, there is excellent alternative use potential, subject to planning.



LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the permitted opening hours are Sunday to Thursday 11:00-00:00 and Friday to Saturday 11:00-00:30. The purchaser to take a transfer of the Premises Licence at their own expense (if required).

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £10,000
Rates payable 2017/18: £3,660.

Interested parties are advised to verify these figures with Daventry District Council on

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite offers, excluding VAT, for the benefit of our clients freehold interest, with vacant possession. Fixtures and fittings are excluded from the sale but any fixtures and fittings remaining in the property on the day of completion not owned by a third party will be included in the sale.

CLOSING DATE

Our client has set a closing date for offers of **Wednesday 28 February 2018**.

OPEN VIEWING

Wednesday 14 February 2018, 11.00am. For further information contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF

Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.