

Pub Occupying Large Site LEASE FOR SALE

- Situated in an established residential area
- Pub occupying 0.44 acre site
- Detached property in prominent corner location
- Large car park to rear
- Potential for development subject to planning
- Lease For Sale
- OFFERS INVITED



The Domino, Kingsthorpe Avenue, CORBY, NN17 2PX



**DRAKE
& COMPANY**

020 7495 7500

PROPERTY CONSULTANTS



LOCATION

The town of Corby has a population of 61,000 and is situated 23 miles north east of Northampton. Figures released in March 2010 revealed that Corby has the fastest growing population in England. The Domino is situated to the east of the town centre on Kingsthorpe Road in a densely populated residential area.

PROPERTY

Detached brick built pub under a pitched roof with a large car park. The property comprises the following:

Basement	Beer cellar
Ground Floor	Main bar, lounge bar, store & WC's
First Floor	Private accommodation comprising five rooms and bathroom
External	Large car park with 30 spaces.

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

Site Area	0.44 acre	1,780 sq m
Built Area	2,900 sq ft	269 sq m
Basement	780 sq ft	72 sq m
Ground Floor Bar	1,623 sq ft	151 sq m
Ground Floor Ancillary	377 sq ft	35 sq m
1st Floor	911 sq ft	85 sq m
TOTAL	3,691 sq ft	343 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.

RATING ASSESSMENT

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

Rateable value:	£5,600
Rates payable 2017/18:	£1,609.

Interested parties are advised to verify these figures with Corby Borough Council on 01536 464000.

LEGAL COSTS

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

TENURE

The property is held by way of a lease from Corby Borough Council expiring 25 October 2060 at a rent of £360 per annum.

TERMS

We are instructed to invite offers for the benefit of our clients leasehold interest with vacant possession.

VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500

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drakeproperty.co.uk

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Misrepresentation Act 1967

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- 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

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