

**LONG LEASEHOLD
FOR SALE**

- Situated in an established residential area
- Pub occupying 0.08 acre site
- Fitted and ready to trade
- Lease for sale
- Closing date for offers 16 December 2019
- **OFFERS INVITED**

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 Lincoln is situated to the south west of the town centre on Lincoln Way in a densely populated residential area.

PROPERTY

Purpose built public house. The property comprises the following:

Ground Floor	Open plan bar around central bar
First Floor	4 rooms, kitchen, bathroom and beer cellar
External	Trade garden.

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

Total Site Area	0.08 acre	323 sq m
Gross Internal Floor Area	3,441 sq ft	319 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.

LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the permitted opening hours are as follows:

Friday & Saturday	07:00 - 01:30
Sunday to Thursday	07:00 - 00:30.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D80'.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £7,000 which is below the threshold and rates are not payable. Interested parties are advised to verify this with Corby Borough Council on 01536 464000. The domestic accommodation is within Band A for Council Tax purposes.

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 31 March 2046 at a rent of £2,700 per annum without review.

TERMS

We are instructed to **invite offers** for the benefit of our client's leasehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. All F&F owned by the Vendor at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided. Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

CLOSING DATE

Our client has set a closing date for offers of **Monday 16 December 2019**.

VIEWING

For further information or to arrange an appointment to view 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.