

Freehold FOR SALE

- Character property
- Town centre location
- Close to Revolution
- Suitable for Restaurant / Bar
- Open viewing Thursday 25 May, 11.00am
- Closing date for offers Friday 16 June 2017
- OIRO £375,000 + VAT

SHOKO
26 Bridge Street
NORTHAMPTON
NN1 1NW



**DRAKE
& COMPANY**

020 7495 7500

PROPERTY CONSULTANTS



LOCATION

Northampton has a resident population of 212,100 and is in the county town of Northamptonshire located approximately 67 miles northwest of London and 50 miles southeast of Birmingham.

Shoko is situated on popular Bridge Street close to other late licensed businesses including Revolution, Stereo, NB's, and a number of other bars/restaurants.

PROPERTY

Terraced, Grade II Listed, property providing basement, ground, first and second floors together with a small yard to the rear.

The property comprises the following:

Basement	Beer cellar
Ground Floor	Open plan bar, office & WC's
First Floor	8 rooms, kitchen & WC
Second Floor	Unable to inspect
External	Small yard to rear.

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

Site Area	0.09 acre	
Built Area	3,997 sq ft	
Basement	589 sq ft	55 sq m
Ground Floor Bar	2,255 sq ft	210 sq m
Ground Floor Ancillary	568 sq ft	53 sq m
1st Floor	1,485 sq ft	138 sq m
2nd Floor	Unable to inspect	
TOTAL	4,897 sq ft	456 sq m (excluding 2nd floor)

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:

Monday - Sunday 12.00pm - 4.30am.

RATING ASSESSMENT

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

Rateable value:	£22,500.
Rates payable 2017/18:	£10,019.

Interested parties are advised to verify these figures with Northampton Borough Council on 0300 330 7000.

LEGAL COSTS

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

CLOSING DATE

Our client has set a **closing date for offers of Friday 16 June 2017.**

TERMS

We are instructed to invite **unconditional offers in the region of £375,000**, excluding VAT, for the benefit of our client's freehold interest with vacant possession.

OPEN VIEWING

Thursday 25 May 2017, 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.

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