



# Fleurets

Leisure Property Specialists



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## Cuckoo's Nest

132 Great Russell Street, Northampton,  
Northamptonshire NN1 3BU

### Leasehold Nil Premium

- Free of Tie Lease
- Enclosed Patio Area
- All Trade Areas Refurbished
- Popular Music Venue
- Extensive Private Accommodation

**SOLE LETTING RIGHTS**  
REF: E-615508b

#### VIEWING

Strictly by appointment only through Fleurets East Office on 01223 402600.

#### LOCATION

This recently refurbished corner pub is located at the north east edge of the centre of Northampton in the Semilong Estate. Situated in a densely populated residential area that is within 10 minutes walking distance to the main town centre with its weekly market and shopping precincts.

The Racecourse Park is a minute's walk from the property and boasts an open space park situated in the centre of Northampton and is one of the town's most famous landmarks.

Northampton is located about 67 miles north-west of London and 50 miles south-east of Birmingham. Its close proximity the M1 Motorway provides the town with excellent connection between the capital and west Midlands.

#### DESCRIPTION

A two storey semi detached property with painted elevations and pitched tiled roof. Single storey extension to the rear of the property with flat roof. There is an enclosed patio seating area can also be found to the rear of the property.

## TRADE

No trade is warranted or sold. There are no trading figures available for the business.

## ACCOMMODATION

### Ground Floor:

Main entrance from the front of the property which allows access into the main bar area, with new wooden floors throughout. The layout consists of three-opened out areas served from a central bar with wooden surface and painted brick elevation. A stage area is located to one side of the bar. The area currently seats approximately 30 customers. Ladies and Gentlemen's WC's can be found to the back of the main bar by the entrance to the patio garden.

The Cellar is located behind main bar with all pipes and cooling systems in place.



### First Floor:

Private Accommodation – consists of Kitchen, 2 Bathrooms, 1 Double Bedroom and 3 Single Bedrooms.

Separate access from front of building.

### External:

Sheltered Patio area – Immediately to rear of property.



## TENURE

A 20 year free of tie lease. Guide rent £22,500 per annum.

## LICENCE

A premises licence prevails, the main licensable activities being:-

Performance of live music (indoors) and playing of recorded music (indoors), and the sale by retail of alcohol for consumption off and on the premises. The times vary for licensable activities but for the sale by retail of alcohol the times are:-

Monday to Thursday	10.00 to 23.00
Friday and Saturday	10.00 to 00.00
Sunday	12.00 to 23.00

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## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Northampton Borough District Council.

The VOA website shows:-

The 2017 Rateable Value has been assessed at £3,500.

The domestic accommodation is within Band "A" for council tax purposes.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC from our client

## MINIMUM CAPITAL REQUIRED

Applicants must be able to demonstrate a minimum capital of £20,000 To cover stamp duty, land tax, one quarter's rent in advance, legal fees and working capital.

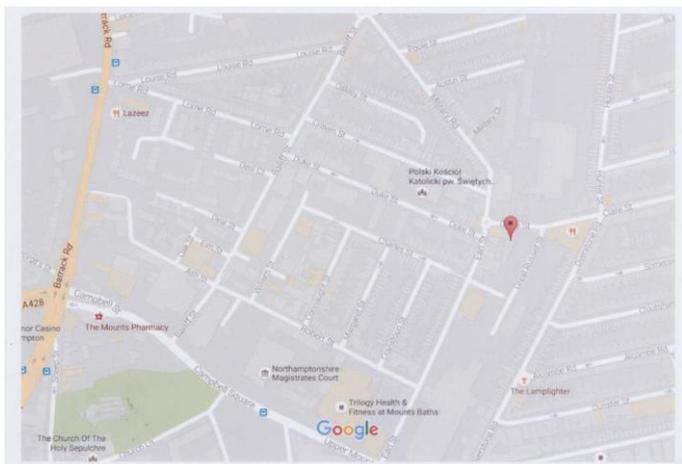
## APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding at interview. To obtain an application form contact Fleurets East Office on 01223 402600.

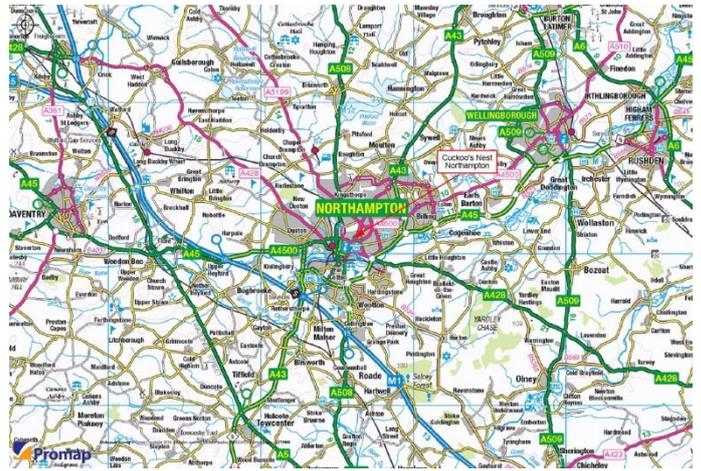
## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## STREET MAP



## LOCATION MAP



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Licence number 1000047722

## FURTHER INFORMATION

- i) The Lessee will be responsible for the landlord's legal costs estimated at £1,200.
- ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.
- iii) A deposit will be required equivalent to three months rent including an amount equivalent to VAT
- iv) For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or email [gareth.hatton@fleurets.com](mailto:gareth.hatton@fleurets.com).

## DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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