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The Romany Pub

Trinity Avenue, Northampton, Northamptonshire
NN2 6JN

Leasehold Nil Premium

- Prominent Main Road Location
- Extensively Refurbished Trade Areas
- Large Car Park (30) & Beer Garden
- Excellent Community Establishment
- 5 Bedroom Private Accommodation

SOLE LETTING RIGHTS
REF: E-716013a

VIEWING

Strictly by appointment only through Fleurets East Office on
01223 402 600

LOCATION

The Romany is ideally located just to the north west of Northampton town centre in Kingsthorpe. The property has prominent frontage on the corner of a main road junction.

Kingsthorpe is a lively and popular suburb with a good range of retail outlets, food stores and good quality residential dwellings.

DESCRIPTION

In good condition throughout, this is a two storey brick built property with pitched tiled roof and single storey extension to the rear. The property is part surrounded by a tarmacadam car park. There is a trade garden laid to grass to the rear of the property and a patio smoking shelter area to the side.

TRADE

No trade is warranted or sold and our client has no access to any trading information.

ACCOMMODATION

Ground Floor

There are three main entrances into the premises which all lead directly into the main bar. The pub has recently been refurbished with modern décor and boasts two extensive trade areas. The areas are currently furnished with wall mounted flat screen TV's, stage area with PA (DJ booth) and music system, pool tables, as well as a number of bar stools, faux leather sofas, coffee tables and dining tables with wooden back chairs.

Ladies and Gentlemen's WC's are found in both areas.

Trade Kitchen, immediately behind the bar which also gives access to a basement cellar.

First Floor

A large open and light landing area leading to 5 large double bedrooms, kitchen, lounge, office and bathroom.

External

The property is surrounded by a tarmacadam car park which can provide car parking for approximately 30 vehicles. There is also a trade garden laid to lawn to the rear of the property with picnic style bench seating for approximately 20 customers. To the side of the property there is a smoking shelter with a number of tables and chairs.

TENURE

A new 20 year Free of Tie lease. Guide rent of £36,000 per annum.

LICENCE

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

Sale by retail of alcohol for consumption on and off the premises:

Monday --Wednesday	11:00am to 23:30pm
Thursday - Saturday	11:00am to 00:30am
Sunday	12:00noon to 23:30pm

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Northampton Borough Council. The 2017 Rateable Value has been assessed at £18,750. The domestic accommodation is within Band A for Council tax purposes.

ADDITIONAL INFORMATION

1. The Lessee will be responsible for the Landlord's legal costs estimated at £1,500
2. 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 Accountants or obtain professional advice in this respect.
3. Three month's rent deposit as well as three month's rent will be required, in advance, including an amount equivalent to VAT.

SERVICES

We are informed that the premises benefits from all mains services

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 please contact Fleurets East Office on 01223 402 600.

MINIMUM CAPITAL REQUIRED

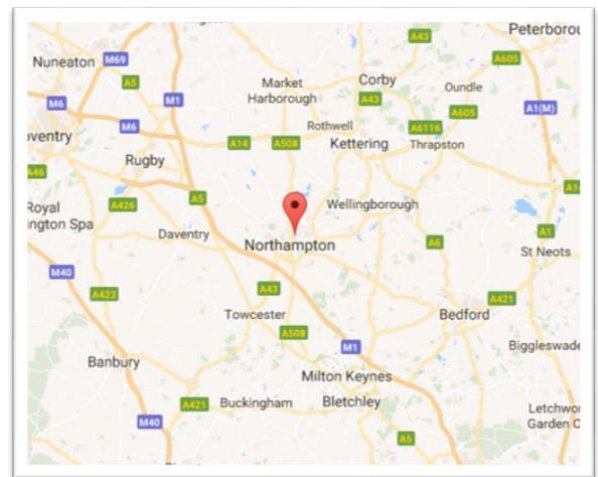
Applicants must be able to demonstrate a minimum capital of at least £60,000 to cover Stamp duty, Land Tax, one quarter rent in advance, Legal fees and working capital in addition to three month's rent deposit and three month's rent in advance.

Please note that the trade Inventory is owned by the current operators who are willing to negotiate a sale

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate Asset Rating C.

LOCATION MAP



Map Data ©2017 Google

FURTHER INFORMATION

For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or email 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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