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Leisure Property Specialists



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## White Horse

High Street, Welton,  
Northamptonshire NN11 2JP

Leasehold  
Nil Premium

- Period Character Inn
- Separate Restaurant Area
- Large Trade Kitchen
- Large Trade Garden & Patio Area
- Popular Venue for Local Events

SOLE LETTING RIGHTS  
REF: E-615252

### VIEWING

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

### LOCATION

The pub lies at the heart of Welton village in Northamptonshire. This desirable village is located 2.6 miles north of Daventry and 13 miles north west of Northampton. It is also 9 miles south east of Rugby and 78 miles north-west of London. The A361 is within 1 mile and runs between Daventry and Crick where the M1 junction 18 gives access to the national motorway network.

### DESCRIPTION

A two storey detached property with painted Northampton stone elevations under a new thatched roof. The property was originally a coaching inn constructed in the 14th Century. A large exposed stone outhouse/barn with pitched tiled roof to the rear provides excellent storage space, utility room, outside bar and WC's for those using the garden.

## TRADE

No trade is warranted or sold.

## ACCOMMODATION

### Ground Floor:

Central entrance for access to lobby – split two door entrances to games room and central bar.

Games Room - with bar. Exposed wooden floor throughout, upholstered bay window and pew style seating accompanied by a number of wooden rectangular tables. There is a step down to a further area currently housing pub skittles as well as access to the private accommodation. Gentlemen's WC.

Central (Snug) Bar – with wooden bar, wooden shelving, exposed wooden floor and a number of upholstered bar stools

Main Bar - carpeted throughout with large L-shaped wooden bar, wooden display cabinets with glass frontage, bay window pew style seating as well as a number of upholstered chairs and wooden rectangular and circular tables. Large open fireplace. Access to patio area and garden. Ladies WC.

Restaurant – exposed stone flooring throughout with 2 large open fire places. Exposed wooden beams with part exposed brick and rendered walls. Seating for approximately 28 covers with direct access to trade kitchen.

Large Trade Kitchen – with direct access to restaurant as well as rear patio area and garden.

Cellar – located behind main bar.



### First Floor:

Private accommodation – consists of lounge, kitchen, bathroom (with shower over bath), two double bedrooms and two single bedrooms.

### External::

Car Park – located adjacent to main building for 15 vehicles.

Sheltered patio area – immediately to rear of property.



Garden – laid to grass with seating for approximately 65 further customers. There is also a bar shed to one side which has proved useful for annual beer festivals.

Outbuilding – of substantial size, split into 3 storage areas as well as Ladies and Gentlemen's WC's



First Floor Unit A Magog Court, Hinton Way, Shelford, Cambridge, Cambridgeshire, CB22 3AD  
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#### TENURE

A 20 year free of tie lease. Guide rent £27,000 per annum. The rental will be subject to annual RPI increases being capped at 5% and collared at 2.5%.

A deposit will be required equivalent to three months rent including an amount equivalent to VAT

#### LICENCE

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

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

Mon-Sun 7am to 12am

Performance of dance and playing of recorded music.

Sun – Wed 7am to 12.30am

Thurs – Sat 7am to 12.30am

#### BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Daventry District Council.

The property has a 2017 Rateable Value of £9,450

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

#### SERVICES

We are informed that the premises benefit from all mains services.



#### MINIMUM CAPITAL REQUIRED

Applicants must be able to demonstrate a minimum capital of £40,000 To cover stamp duty, land tax, one quarter's rent in advance, legal fees, working capital, fixtures & fittings and rent deposit.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an asset rating of E (114)

#### 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.

#### APPLICATION PROCEDURE

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.

#### 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 3 month's rent including an amount equivalent to VAT
- iv) For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or [gareth.hatton@fleurets.com](mailto:gareth.hatton@fleurets.com).

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## LOCATION MAP



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## FURTHER INFORMATION

For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or email [cambridge@fleurets.com](mailto:cambridge@fleurets.com)

## DISCLAIMER

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