



File Ref: E-017617

Maltsters Arms

20 West Street, Weedon, Northamptonshire NN7 4QU



Tenure
To Let


Price
**Nil Premium –
New Free of Tie Lease**

- Central village location
- Traditional character property
- Large trade garden
- Trade kitchen
- Function room



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Maltsters Arms

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Pubs



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Location

Weedon is a popular and picturesque village located in Northamptonshire and a short distance from Northampton (10 miles), Daventry (5 miles) and Towcester (8 miles).

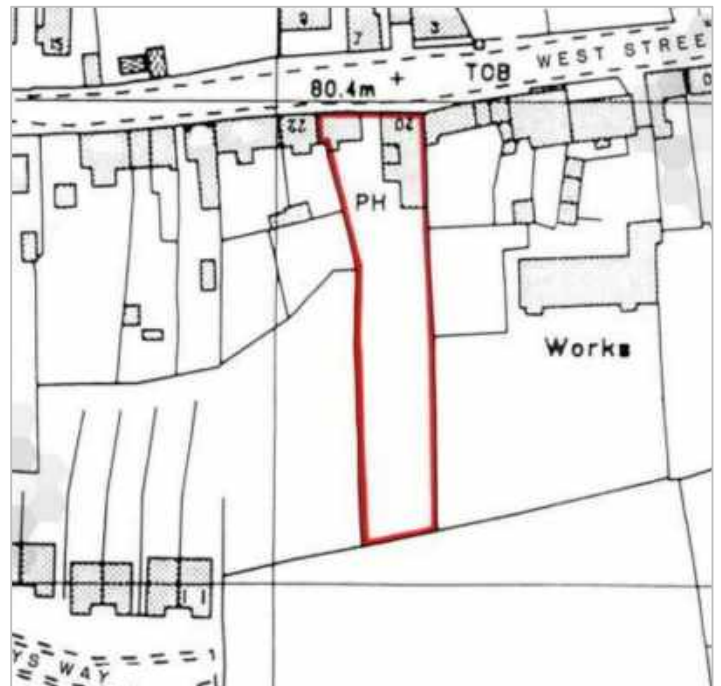
The pub occupies a prominent position in the centre of the village and is surrounded by residential property.

Description

An attractive two storey Grade II listed semi-detached property of stone construction under a pitched slate roof.

Timber gates on the frontage also allow independent access to the rear.

Substantial trade garden to the rear providing drinks terrace and space for picnic benches, lawned area and brick built bbq area. Yard area set aside for bins. Stone built store area under pitch slate roof.



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Viewing

Strictly by appointment only through Fleurets East office on 01223 402600. This property is currently closed.

Trade

No trade is warranted or sold.

The business traded as a traditional village local's pub. It would lend itself well to being at the heart of the local community and would benefit from having a darts team, showing televised sporting events and arranging summer barbecues and charity events.

There is a function room which would suit local community events, birthdays, christenings and the rear trade garden offers ample space for offering family driven activity.

Accommodation

A traditional village pub style trading space set over split levels with public bar area to front and steps up to lounge bar at rear. Exposed stone walls with low beamed ceilings, centrally located bar servery. Ladies and gents W/C to rear.

Trade kitchen with tiles to ceiling, non-slip flooring.

Uplands cellar

First floor

Function room with carpeted floors painted papered walls and space for circa 30 covers. Separate access to rear garden.

Two double bedrooms, domestic kitchen, bathroom and lounge.

Tenure

A new 20 year free of tie lease at a guide rent of £30,000 per annum is offered. The rental will be subject to annual RPI indexation and capped at 5% and collared at 2.5%.

Minimum Capital Required

Applicants must be able to demonstrate minimum capital of approximately £50,000 to cover stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings 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 prior to interview.

To obtain an application form contact Fleurets London Office on 0207 280 4700.



Licence

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

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

Monday - Thursday 10:00am - 00:00am

Friday - Sunday 10:00am - 01:30am

Business Rates & Council Tax

The property is in an area administered by Daventry Council. The 2017 Rateable Value has been assessed at £8,400. The domestic accommodation is within Band A for council tax purposes.

Planning

We have made enquiries with the local authority and can confirm the property is Grade II listed and is outside the Weedon Bec conservation area.

EPC

An Energy Performance Certificate is awaited however the property is Grade II listed.

Services

The property benefits from mains gas, water and drainage.

Additional Information

1. 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 will be required, including an amount equivalent to VAT.



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