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Red Lion

7 The Hill, Middleton, Market Harborough,
Leicestershire LE16 8YX

To Let Nil Premium

- Desirable free-of-tie village pub
- 2/3 trading areas
- Conventional trade kitchen & open kitchen
- Excellent patio/beer garden to rear
- Scope to create letting rooms

SOLE LETTING RIGHTS
REF: M-725477

VIEWING

Please note this property is Closed, therefore all viewings are through Fleurets Birmingham Office.

LOCATION

Lying just to the North of the busy A427 Corby Road, the attractive village of Middleton, which borders Cottingham, is located around 8 miles to the East of Market Harborough and 5 miles West of Corby. Situated on the Leicestershire/Northamptonshire border, this is a desirable commuter belt location with nearby attractions, including Blackthorn Wood Golf Complex and Rockingham Castle.

DESCRIPTION

A substantial detached property of two-storey brick built construction including a dormer window within the steep pitched tiled roof. Set back slightly from the road, the property is rendered to its upper level and has a timbered façade to its central gable. To the rear there is a large patio with brick built barbecue, and sizeable raised, grassed beer garden.

TRADE

No trade is sold or warranted.

ACCOMMODATION

Ground Floor

Whilst inter-linked, the trading area essentially divides itself into three sections with a smaller central area to the front of the property and larger areas to either side.



The trading areas area all served from the bar servery which lies in the room to the left hand side. They offer a mix of boarded and carpeted floors, mock beams to the ceilings, sections of exposed brick walls and a series of fireplaces.

Customer toilets lie off a connecting corridor to the rear, this corridor also provides access to the rear patio and garden.

Cooking facilities lie behind the servery and offer a combination of conventional trade kitchen and an open-fronted adjacent area with cooking area, overhead extraction and servery.

Basement

Chilled beer cellar.

First Floor

The spacious first floor is made up of six rooms which require investment to either complete the conversion or revert to living accommodation.

Outside

To the rear there is a large patio with brick built barbecue and sizeable raised grassed beer garden.

TENURE

New Free-of-Tie Lease offered.

Terms to be negotiated.

Guide Rent £25,000. The rental will be subject to annual RPI indexation capped at 5% and collared at 2.5%.

The lessee will also lodge a bond equal to 3 months rental plus the equivalent of 18% VAT.

REQUIRED CAPITAL

Applicants must be able to demonstrate capital to cover purchase of the Landlord's inventory, stock and glassware at valuation, pay one quarter's rent and insurance and cover legal fees and working capital. This is only an estimate and is subject to change pending the final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works required.

LICENCE

A premises licence prevails, the main licensable activities being:-
Sale by retail of alcohol for consumption on and off the premises:

Monday to Thursday	10.00 am - 12.00 midnight
Friday & Saturday	10.00 am - 01.00 am
Sunday	11.00 am - 11.30 pm

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Corby Council. The 2017 Rateable Value has been assessed at £10,250.

100% small business rates relief might apply to this property.

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

SERVICES

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

MINIMUM REQUIRED CAPITAL

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, stock and glassware at valuation and insurance.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management Application form and provide a Business Plan, Cashflow Forecast and evidence of funding prior interview. To obtain an Application Form please contact Fleurets Birmingham Office on 0121 236 5252.

FURTHER INFORMATION

i) The lessee will be responsible for a contribution of £1,200 towards the landlord's reasonable legal costs.

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

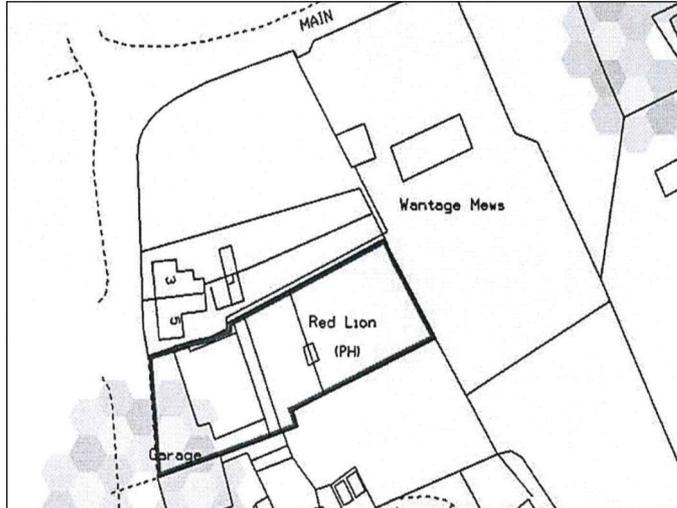
iii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

The property has an EPC rating of E.



SITE PLAN



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FURTHER INFORMATION

For further information please contact: Andy Tudor at our Birmingham office on 0121 236 5252 or email andy.tudor@fleurets.com

DISCLAIMER

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