

LEASEHOLD BAR / RESTAURANT

Colliers
INTERNATIONAL



LA TASCA, 15 – 17 THE DRAPERY, NORTHAMPTON, NN1 2ET

- Located close to other A3/A4 operators
- Town centre location
- New underlease available on the ground floor and basement
- Terms to be agreed - Seeking £60,000 p.a.

Premium Offers Invited

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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La Tasca, 15-17 The Drapery, Northampton, NN1 2ET



LOCATION

Northampton is located approximately 5 miles north of Milton Keynes, 10 miles east of Daventry and 8 miles west of Wellingborough. The subject property is situated in the heart of Northampton town centre on The Drapery, close to its junction with Mercers Road. Surrounding areas are made up of a mix of A1, A2 and A3/A4 occupiers with operators represented nearby including McDonalds which is immediately adjacent, Nationwide, Barclays, Debenhams and Edwards (Mitchells & Butlers). The premises are also within close proximity to other licensed venues including The Chicago Rock Café (3D Entertainment) and The Moon on the Square (JD Wetherspoon).

DESCRIPTION

The period property is of brick construction with a stone façade under a pitched mansard roof. The property is laid out to provide accommodation on basement, ground and four upper floor levels.

ACCOMMODATION

The property is laid out as follows:-

Ground Floor

A single area at ground floor with small bar servery to one side and raised seating area to the rear. This level also provides a disabled WC and glass wash up area. The ground floor has an approximate gross internal area of 293 m² (3,154 sq ft).

Basement

The basement provides male and female WC's, a catering kitchen and manager's office in addition to a number of additional store rooms. The basement has an approximate gross internal area of 192.5 m² (2,072 sq ft).

PLANNING

Our verbal enquiries of Northampton Borough Council have confirmed that the property is not listed but is situated within a conservation area.

All further enquires regarding planning matters should be directed to the Planning Department of Northampton Borough Council on 01604 837837.

RATEABLE VALUE

The premises are recorded on the 2005 Valuation List as having a rateable value of £61,000.

TENURE

Our clients are willing to consider a new sub lease at an initial rental of £60,000 per annum which will be contracted outside of Sections 24-28 of The Landlord and Tenant Act 1954.

TERMS

Offers Invited.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
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FIXTURES AND FITTINGS

Fixtures and fittings, with the exception of EPOS systems, leased and branded items are included within sale.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VAT

VAT, if applicable will be payable in addition to the purchase price.

FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

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