

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

For Sale Freehold

'Lovejoys'
59 High Street
Finedon
Northants
NN9 5JN

A3 Restaurant consent



- **Attractive double fronted Licensed Restaurant/Bar Premises**
- **Unrestricted on-road parking**
- **Nicely positioned facing grassed area**
- **Restaurant over two floors providing over 40 covers**
- **Hard surface area at rear for al fresco dining/smoking area OR car park**
- **Large top floor store room with wc and potential for manager's flat (STP)**
- **Modern commercial kitchen**
- **No premium required**

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Location

The property is located in the heart of the village/town of Finedon and faces an attractive grassed area.

Finedon itself is located at the junction of the A6 with the A510 just a few miles east of Wellingborough which is scheduled for large scale expansion including new employment areas, new rail station and the Stanton Cross residential project, between Wellingborough and Finedon, which is set to provide more than 3,000 new homes (source: Wellingborough Borough Council LINK magazine January 2014).

Description

This semi detached property is built of brick under a pitched slate roof and enjoys double fronted access direct from the pavement at the front. There are security shutters front and rear. To the left hand side is a shared access drive. This can provide vehicle access to the rear of the property for parking or deliveries or has the potential to be used for al fresco dining/smoking area.

The centrally heated and partly air conditioned restaurant areas are located at ground floor (approx 20 covers) and first floor (approx 22 covers). The licensed bar is located in the ground floor restaurant area. There is a large first floor office and second floor store (with wc) which might be suitable for conversion to a manager's flat.

Accommodation

All measurements approximate.

	Sq Ft	Sq M
Restaurant/Bar	399	37.07
Equipped Kitchen	408	37.90
First Floor Restaurant	358	33.26
First Floor Office	186	17.28
WC		
Second Floor Store	336	31.21
WC		
Net useable floor area (excluding toilets):	1,687	156.72

Planning and Licensing

We understand Planning Consent for Restaurant, Use Class A3, was granted in 1998 (Ref: WP/1998/0279). We would encourage all interested parties to make their own specific enquiries regarding planning and licensing to Wellingborough Council (tel: 01933 229 777).

Terms

The property is available freehold with vacant possession at £249,750. **No premium** is required.

Fixtures and fittings and stock are all available at valuation.

Rating Details

An on-line search of the Valuation Office records a Rateable Value of just £4,150 suggesting Annual Rates Payable (2014) of £2,000.30. Small business relief may apply, which can be questioned on 01933 231604. Interested parties are encouraged to make their own enquiries.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.lettingbusinesspremises.co.uk

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Viewing and Further Information

Strictly by appointment only with the agents:-

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