

**Mike
Neville**
ESTATE AGENTS



**98 High Street, Higham Ferrers,
Northamptonshire, NN10 8BJ**

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£640,000 Freehold



A unique development / investment opportunity, as a Freehold investment, trading as a public house, restaurant or other business opportunity in continuation with new or existing tenancy either now (by arrangement) or within two years OR, as a development opportunity for a number of alternative uses (subject to planning)

Plans have been drawn up, but not submitted for planning, currently focusing on two new build houses and conversion of the pub into apartments: 3 x 2 bedroom apartments, 4 x 1 bedroom apartments (conversion of the existing building) and 2 x 3 bedroom new build houses (within the carpark). Details of this scheme being available on request.

For sale, freehold, is this wet only, free-of-tie public house, currently trading as Joe's Bar a private members club, who's full repairing lease expires July 2027. The long-standing and existing tenant's rent is £33,000 per annum until July 2025, then £35,000 per annum for the year of 2025/26 and £37,000 per annum for the year of 2026/27. Tenant negotiable on vacating, if so required.



Location

The property is situated on the High Street, close to the turning to Northampton Road and Tollbar. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Commercial Energy Efficiency Rating - C63

Certificate number - 0242-1255-5305-6283-6784

Council Tax Band

Council Tax Band A - For the residential portion of the property.

Business Rates

According to <https://www.gov.uk/correct-your-business-rates> - The Rateable Value for these premises is £12,500. This is not the amount payable, but this figure is used to calculate your rates bill.

Please contact North Northampton Council on 01832 742000 for information regarding Business Rates payable.

Asking Price

The asking price for the entirety is £640,000 freehold (plus VAT, if applicable - example figure based on £640,000 would total £768,000 including VAT)

Development Potential

Plans have been drawn up, but not submitted for planning, currently focusing on two new build houses and conversion of the pub into apartments: 3 x 2 bedroom apartments, 4 x 1 bedroom apartments (conversion of the existing building) and 2 x 3 bedroom new build houses (within the carpark). Details of this scheme being available on request.

Current Tenants

Currently trading as Joe’s Bar a private members club, who’s full repairing lease expires July 2027. The long-standing and existing tenant’s rent is £33,000 per annum until July 2025, then £35,000 per annum for the year of 2025/26 and £37,000 per annum for the year of 2026/27. Tenant negotiable on vacating, if so required.

Accommodation

Cellar

Comprising two rooms

Cellar 16'2" x 14'3" (4.93m x 4.34m)

Maximum measurement.

Cellar 16'2" x 16'6" (4.93m x 5.03m)

Maximum measurement.

Ground Floor

Bar 34'8" x 29'4" (10.56m x 8.93m)

Maximum measurement, including bar.

Snug Area 14'1" x 13'2" (4.31m x 4.03m)

Rear Hall

Gents WC

Ladies WC

Side Hall

First Floor

Landing

Bedroom 1 12'5" x 15'0" (3.79m x 4.57m)

Bedroom 2 8'10" x 11'3" (2.70m x 3.42m)

Bedroom 3 9'8" x 12'9" (2.94m x 3.89m)

Minimum measurement, plus recess.

Bedroom 4 16'8" x 12'5" (5.07m x 3.78m)

Maximum measurement.

Bathroom

Dining Room 16'11" x 11'0" (5.16m x 3.35m)

Lounge 16'11" x 11'9" (5.16m x 3.59m)

Kitchen 17'0" x 8'1" (5.17m x 2.47m)

Maximum measurement.

Outside

Pub Garden

Currently laid with artificial lawn with seating, but could be converted to more parking, or alternatively the garden could be extended more in to the car park.

Car Park

With space for numerous vehicles

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

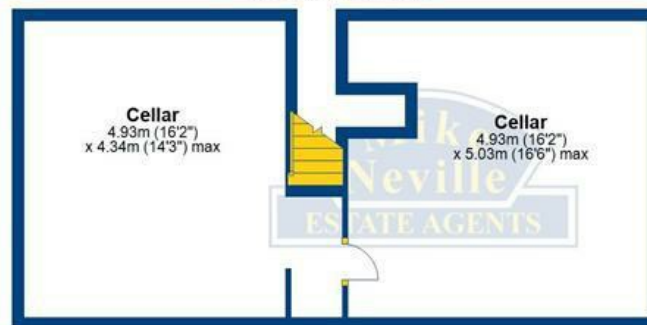
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



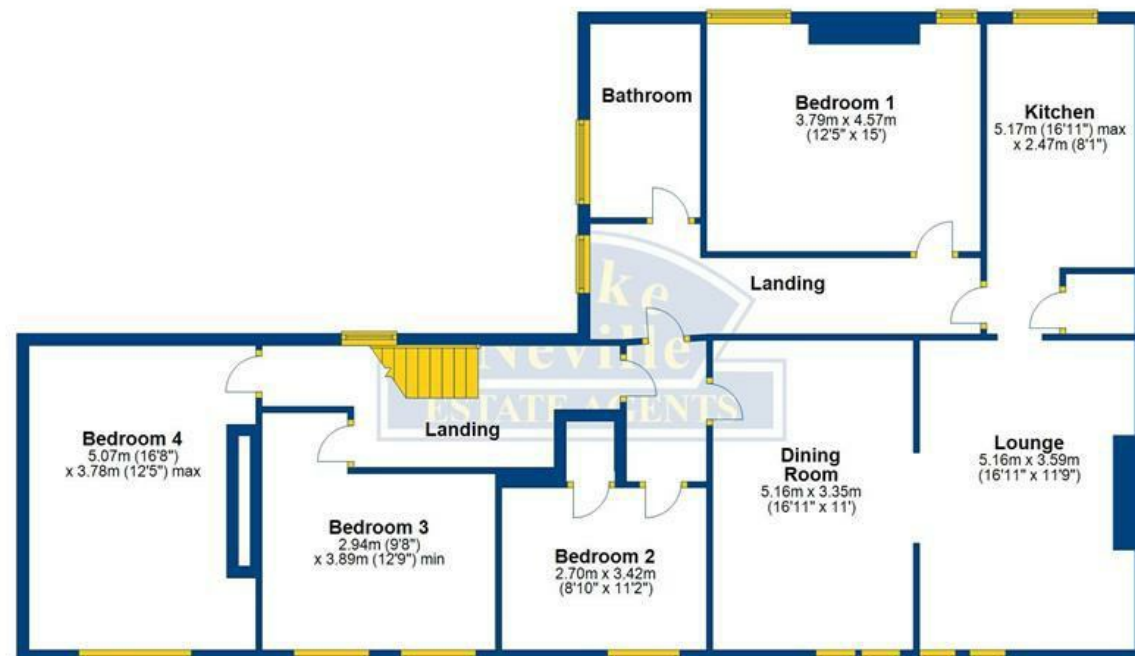
Cellar
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus cellar, approx. 47.2 sq. metres (508.1 sq. feet)



Ground Floor
Approx. 154.3 sq. metres (1660.7 sq. feet)



First Floor
Approx. 138.7 sq. metres (1492.5 sq. feet)



Main area: Approx. 292.9 sq. metres (3153.2 sq. feet)
Plus cellar, approx. 47.2 sq. metres (508.1 sq. feet)









- Freehold property
- Spacious ground floor public house accommodation, plus a cellar
- Large car park and outdoor area
- Front and rear accesses
- Rushden Lakes close by

- Tenanted public house (until July 2027)
- Spacious first floor living accommodation
- Development Potential (subject to planning permission)
- Popular Market Town
- Commercial Energy Efficiency Rating - C63



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