

THE RAVEN HOTEL, CORBY

63 ROCKINGHAM ROAD, CORBY, NN17 1AG

FREEHOLD FOR SALE
GUIDE PRICE: £900,000 + VAT





the Raven



RANGE ROVER
V020 SAV

DV17

THE RAVEN HOTEL 63 ROCKINGHAM ROAD, CORBY, NN17 1AG

HIGHLIGHTS INCLUDE:

- Substantial roadside pub on a plot size of approximately 2 acres
- An attractive detached public house near Corby town centre
- Excellent commuter and travel facilities
- Large car park and external trading areas
- Guest accommodation - 23 rooms spread across ground and first floor
- Bowling Green included within sale and currently let to Forrest Bowling Club
- Large function room for circa 350 covers
- Alternate use opportunity subject to obtaining the necessary permissions

LOCATION

Corby is a town within the rolling North Northamptonshire countryside. The Raven Hotel occupies a substantial roadside position situated on Rockingham Road which is surrounded by predominantly residential dwellings, close to Corby town centre and Peel Retail Park which includes a variety of retail stores including Marks & Spencer's Foodhall, Asda Superstore, Next and more. Corby Train Station is located 1 mile distant and provides excellent rail connections to London St Pancras International is just over one hour.

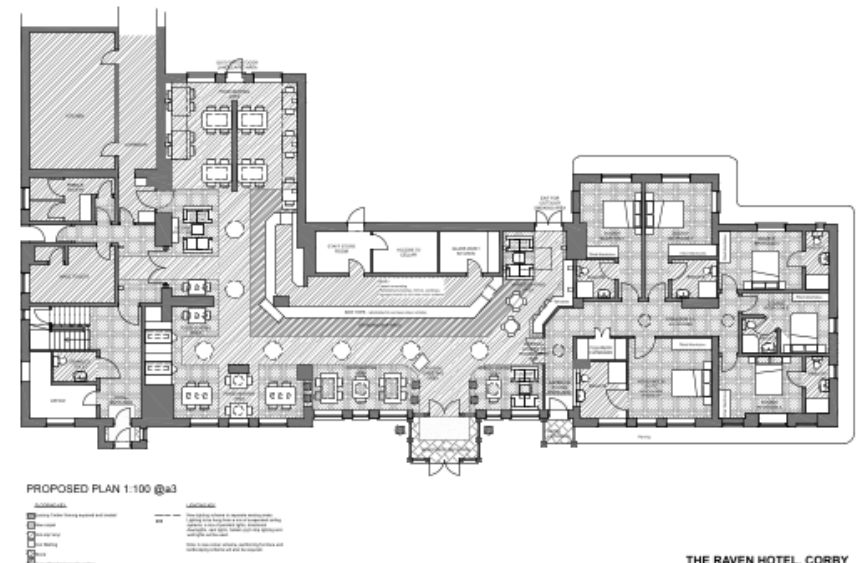
ACCOMMODATION

The Raven Hotel is a two storey detached property of brick construction beneath various pitched tiled roofs with extensions to the side and rear.

The ground floor trading area is styled traditionally throughout to a good standard and comprises a large open plan bar/restaurant for circa 100 covers which interlinks to 6 guest bedroom accommodation located at ground level and benefiting from its own separate access. Ancillary trade area includes a large commercial kitchen with ample storage, customer W/C's, utility room and cooled beer store located at basement level.

The first floor comprises a further 17 bed guest accommodation which includes a variety of ensembles and shared bathrooms.

Externally the property benefits from a large rear trade garden for circa 80 covers with a smoking solution and a private garden for staff. There is car parking to the front and side for circa 60 vehicles including disabled parking facilities.



Raven Hall

To the west and side of the property is a detached single storey Raven Hall which connects to the Raven Hotel via a hallway. The Raven Hall comprises a large function room for c.350 covers with a small kitchen, customer toilets and associated stores.

The property has a Gross Internal floor area of approximately 15,000 sq ft and sits on a plot size of c. 2 acres.

The Raven Hotel offers considerable scope for local and regional pub operators and restaurateurs. The property has potential scope for a range of uses, subject to granting of relevant permissions and will likely be of interest to local developers, investors and builders.

Bowls Club

Part of the site is occupied by Forrest Bowling Club as shown annotated number 1 on the plan. The bowling club is listed as an Asset of Community Value.

TENURE

The pub is being sold freehold with vacant possession. The bowls club is subject to a lease. Further details available upon request.

GUIDE PRICE

£900,000 + VAT.

RATEABLE VALUE

The current Rateable Value for the Raven Hotel is assessed at £45,000.
The current Rateable Value for the Bowling Club is assessed at £3,450.

PREMISES LICENCE

It is understood that the property currently possesses a Premises Licence. Further details are available upon request.

SERVICES

We are verbally advised that all mains services are connected to the property.

TRADING

The premises are currently open for trading.



ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 70-C.

FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

VIEWINGS

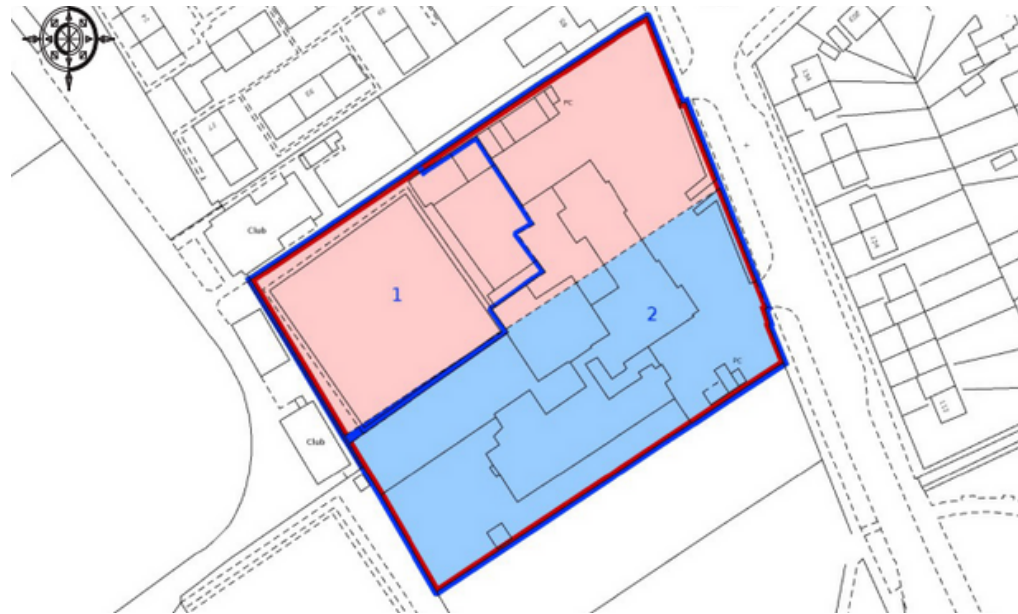
All viewings must be arranged through the sole selling agents Savills.

VAT

VAT will be applicable on the sale of this property.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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