

**FOR SALE FREEHOLD – GUIDE PRICE: £275,000 PLUS VAT
THE TALISMAN, DANESHOLME CENTRE, CORBY,
NORTHAMPTONSHIRE, NN18 9EJ**



- Located in the densely populated residential suburb of Danesholme
- Good size internal and external trading accommodation
- Benefits from 4 bedroom private accommodation on the first floor
- Plot Size of circa 0.383 of an acre
- The property will appeal to local licensed operators, developers, builders and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

The Talisman is situated in the residential suburb of Danesholme, around 4 miles from the middle of Corby, Northamptonshire. The property is located within Boden Close which comprises of residential dwellings and a fully occupied small retail parade. The pub benefits from having frontage to Danesholme park which is a popular public amenity space.

Property Description

The Talisman is a two storey detached property of brick construction under a tiled roof with a single storey flat roof extension to the rear.

Accommodation

The ground floor comprises of a two trade room bar and lounge operation both of which have their own central serveries. The lounge to the rear was previously used as a games room including pool and darts.

Ancillary areas include customer WC's, a galley style catering kitchen and washing up area, a staff WC, office, basement cellar, store room and garage/boiler room.

The private accommodation is situated on the first floor and comprises 4 bedrooms, lounge, domestic kitchen, separate WC and bathroom. One of the bedrooms is ensuite.

Externally there is a good sized trade patio and grass beer garden area. There is car parking for around 6 cars within the freehold ownership. Additional car parking is available in a free public car park in Boden Close.

The property's Gross Internal Area is around 5,058 sq ft and it sits on a plot size amounting to circa 0.383 of an acre.

The site is likely to be of interest to local & regional public house and restaurant operators, property investors and developers.

Tenure

Freehold. The property is held under Title Number NN132087 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Restrictive Covenant

There is a covenant on the title that without the consent of North Northamptonshire Council the property can only be used as a public house.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

The licensing hours permit the sale of alcohol as follows:

Monday to Thursday	11:00 to 23:00
Friday and Saturday	11:00 to 01:00
Sunday	12 Noon to 12 Midnight

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £4,700 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=nSYemTf1G3Y&help=1&ts=1>=1>

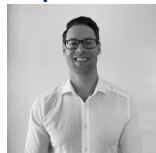
Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



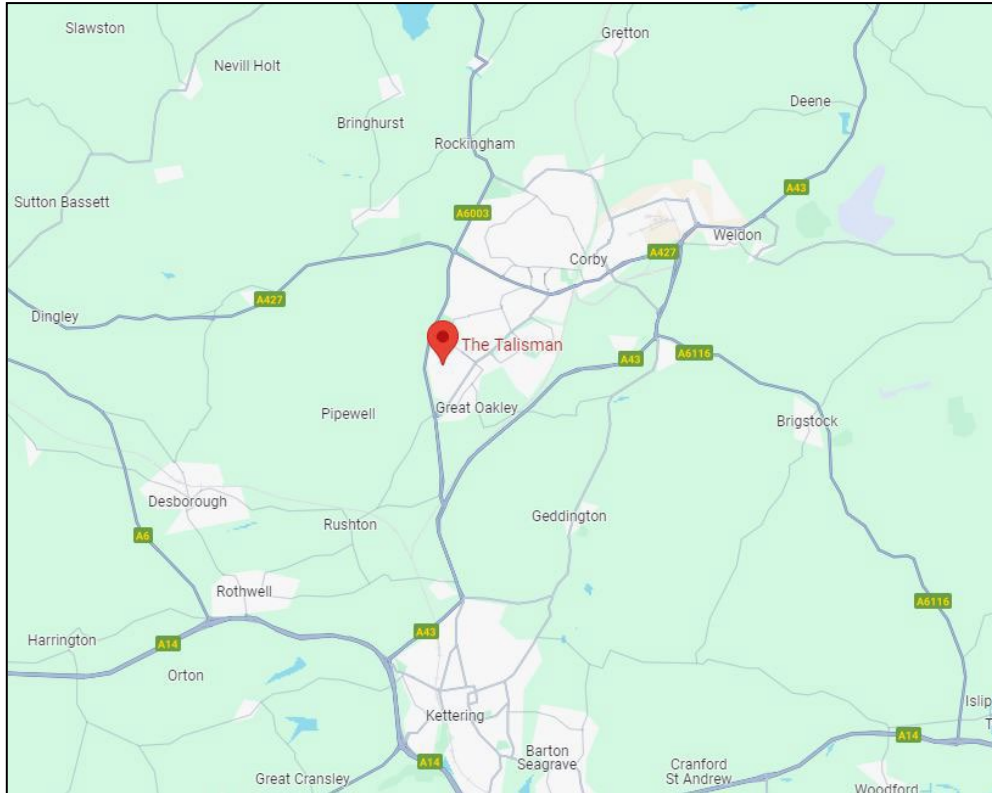
Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk



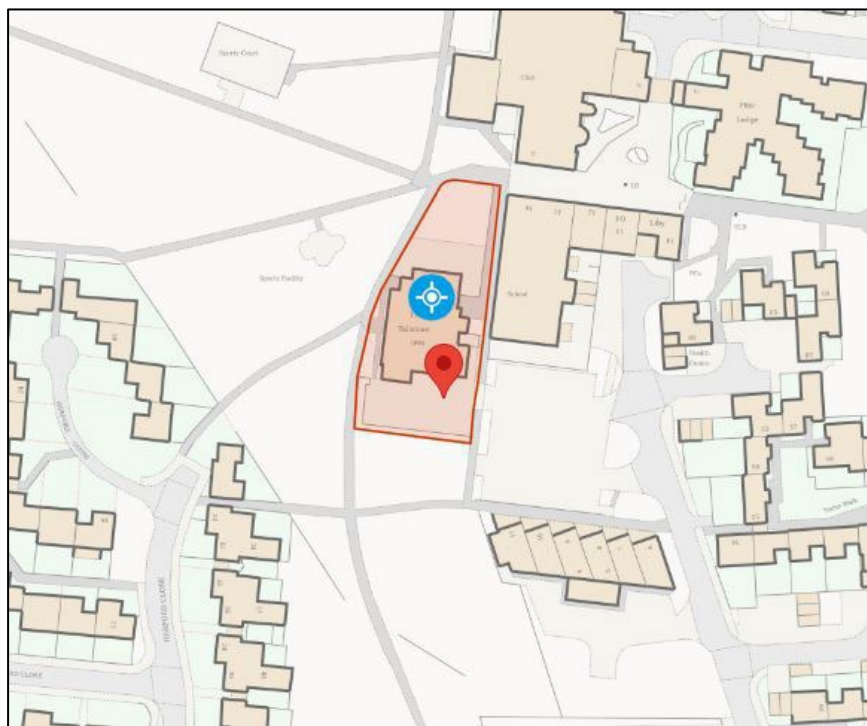
Contact: Jack Sinclair
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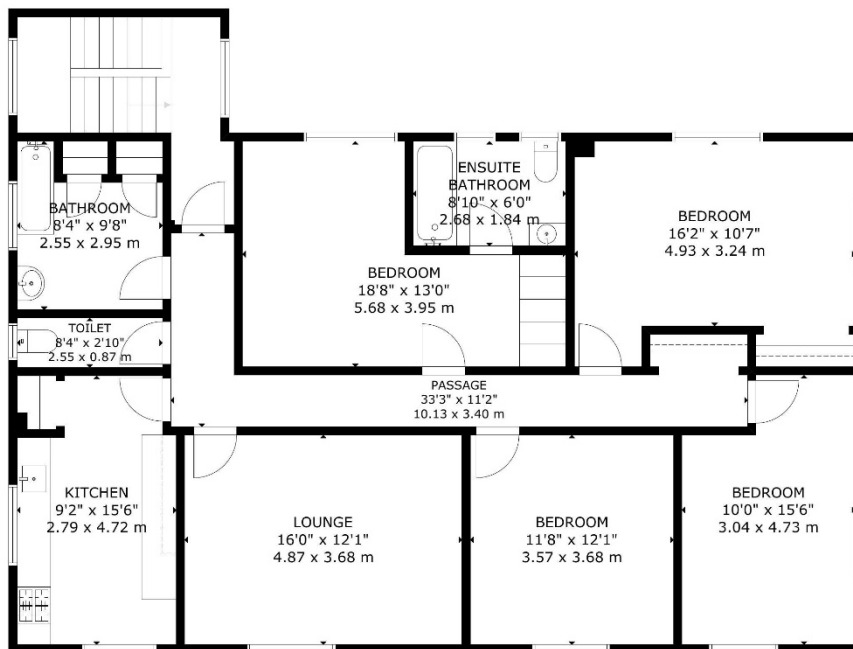
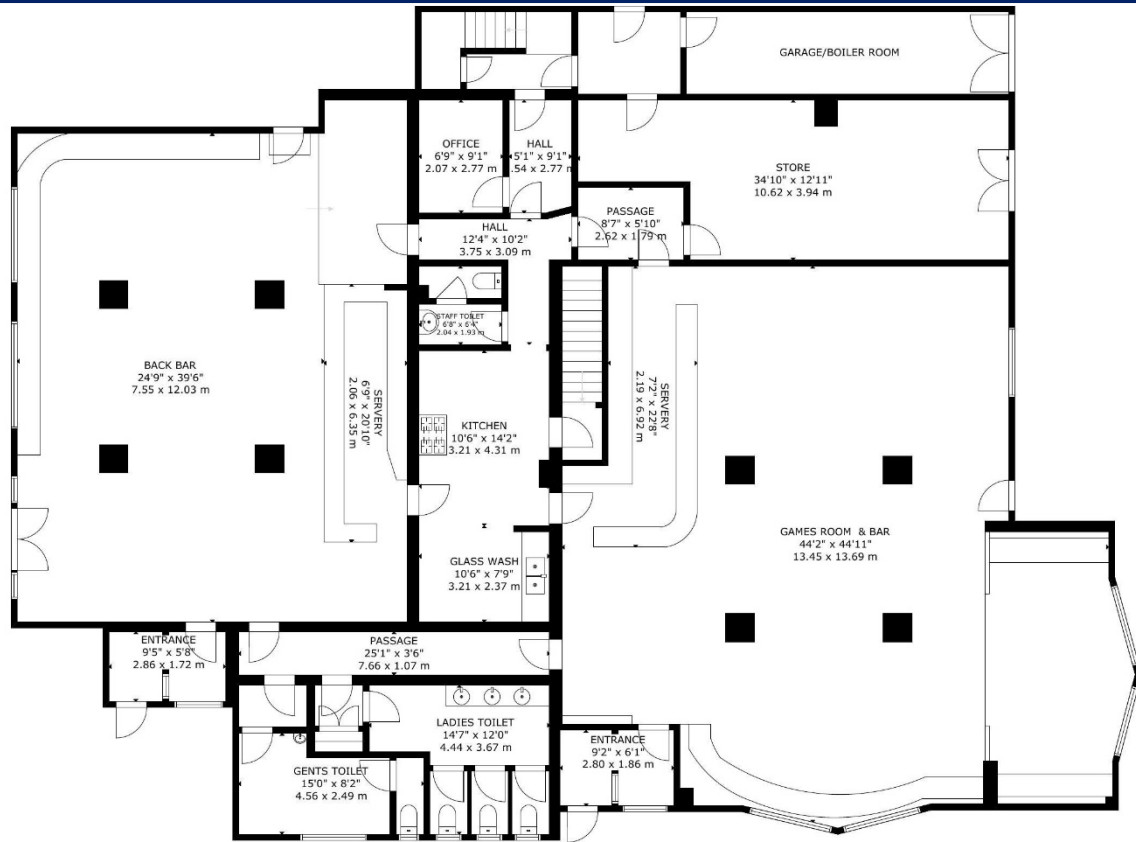


Location Plan

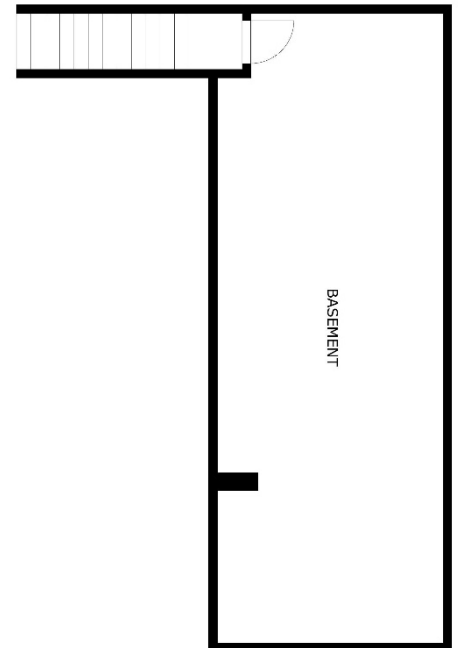


Site Plan





GROSS INTERNAL AREA
TOTAL: 570 m²/6,135 sq ft
GROUND FLOOR: 432 m²/4,652 sq ft, FIRST FLOOR: 138 m²/1,483 sq ft
NOTE: DIMENSIONS ARE APPROXIMATE TO ACTUAL MEASUREMENTS



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

