

**FOR SALE FREEHOLD – GUIDE PRICE: £225,000 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&gt=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  
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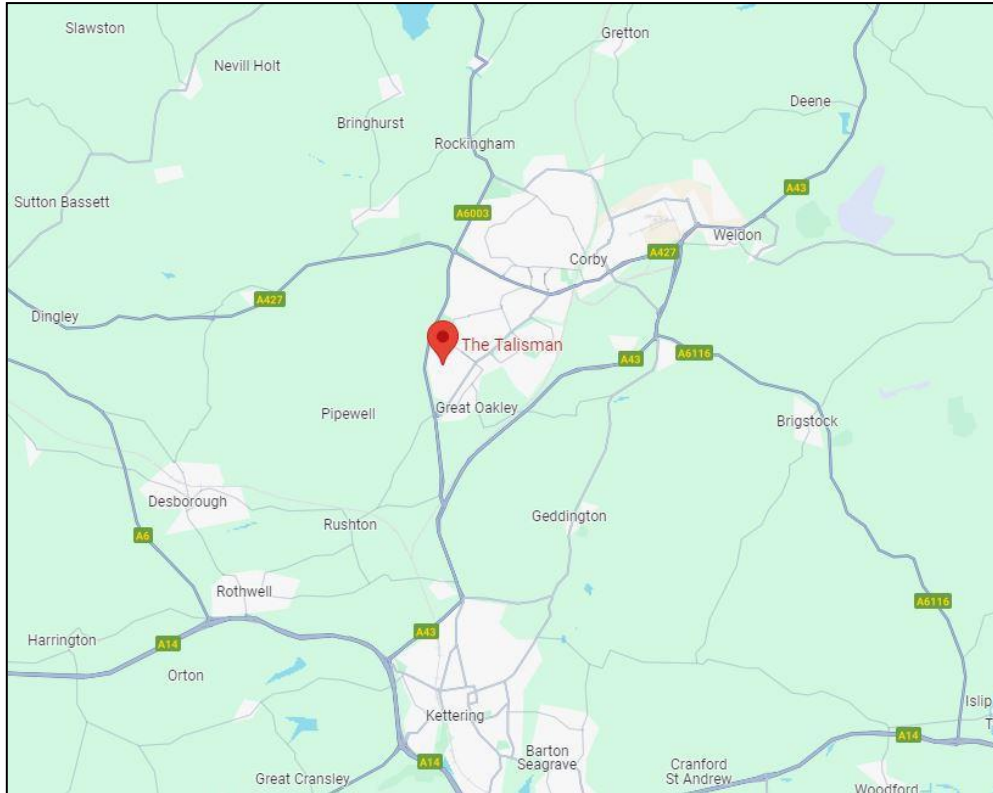


Contact: Jack Sinclair  
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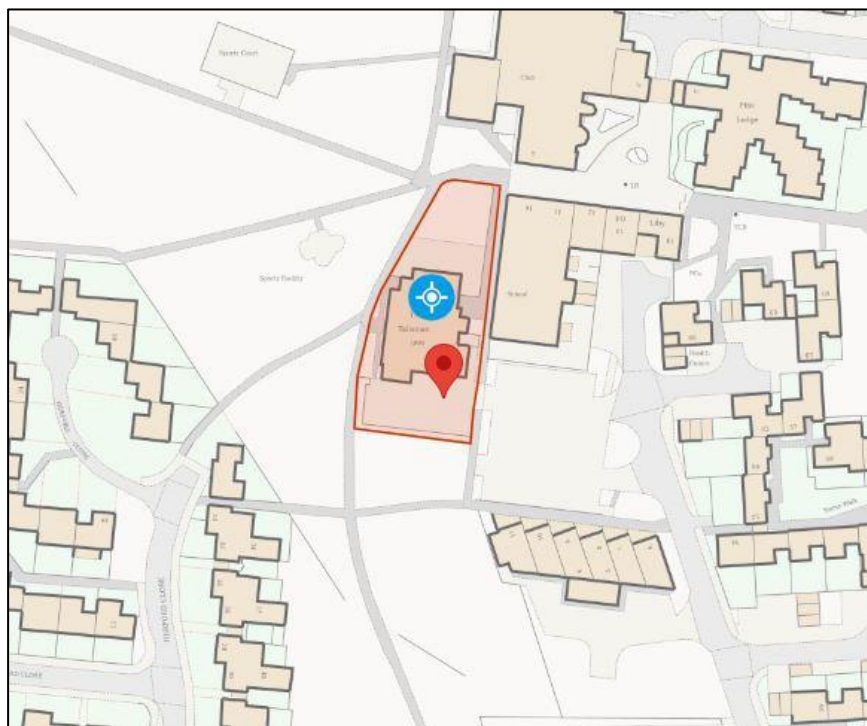




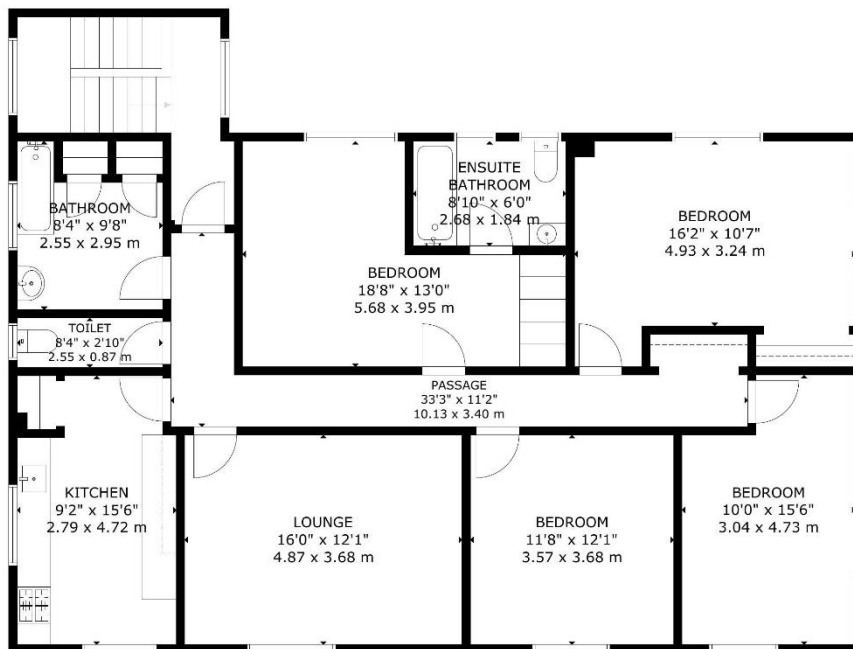
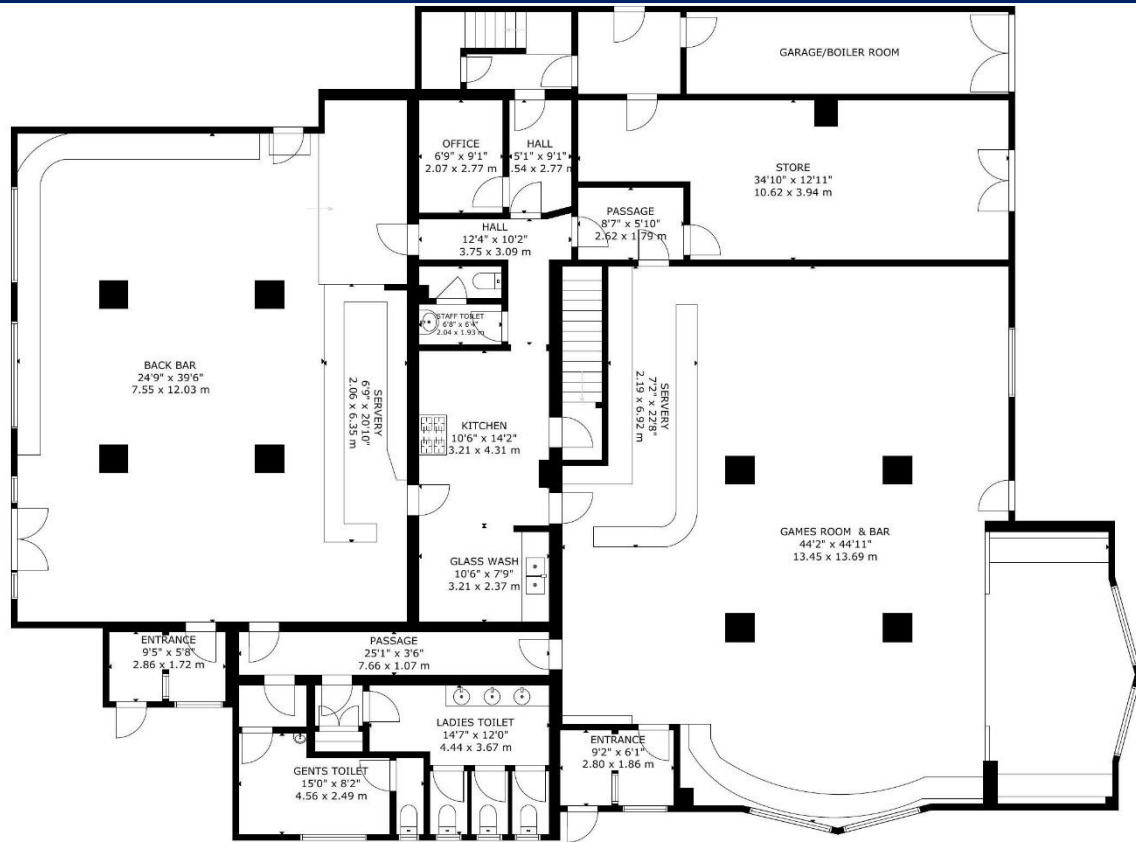
**Location Plan**



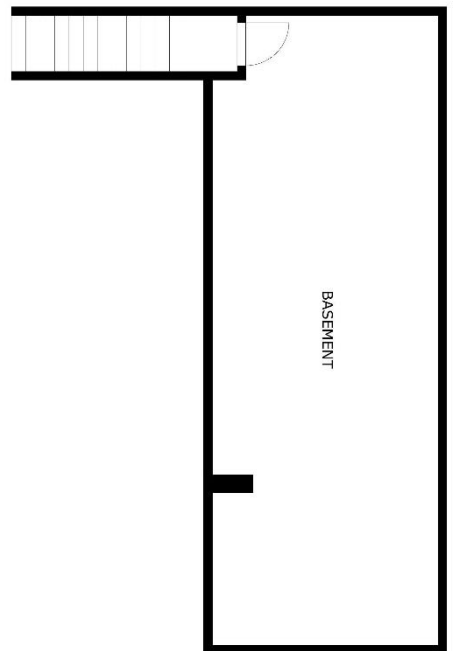
**Site Plan**







GROSS INTERNAL AREA  
TOTAL 570 m<sup>2</sup>/6,135 sq ft  
GROUND FLOOR: 432 m<sup>2</sup>/4,652 sq ft, FIRST FLOOR: 138 m<sup>2</sup>/1,483 sq ft  
NOTE: AREA DIMENSIONS ARE APPROXIMATE TO ACTUAL MEASUREMENTS



**Important notice**

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## Our Services & Offices

