



## The Lamb

Ref: 5854359

Orlingbury Road Little Harrowden, Northamptonshire,  
NN9 5BH

Freehold: £400,000 +VAT

Leasehold: £15,000, Annual Rent: £24,500 + VAT

Affluent village setting

Public bar with games room

Lounge bar, restaurant & function room

Potential alternative use value (STP)

Available Freehold or New Lease

Trade garden and car park. Energy Rating C

*Unconditional Offers for the Freehold Option*

 **CHRISTIE & CO**



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The pub is a prominent corner two storey property being part stone and part rendered with a slate and tiled roof.

The Lamb is an ideal offering for a suitable buyer who wishes to add value to a stable business model. This prominent corner position in a well populated village could also suit alternative redevelopment subject to planning and building consent. Due to its attractive location, position and overall opportunity available, early viewing is highly recommended.

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### Location

The pub is located in the centre of the attractive and affluent village of Little Harrowden midway between Kettering and Wellingborough, some 15 miles off the M1 at Northampton.

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### The Opportunity

The business is available on either a freehold (offers in excess of £400,000 + VAT) or leasehold basis of an annual starting rent of £24,500 per annum with rent reviews and an initial premium of £15,000.

The business was previously a popular village pub, drawing trade from the adjoining villages of Orlingbury and Gt Harrowden, with a wide-ranging pub food menu. The pub is now trading on a partial basis and would suit both a first time buyer and an experienced operator in the sector.

Furthermore, it is felt that the pub would lend itself to alternative use subject to planning permission.



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### Internal Details

The pub is divided into three parts. There is a traditional public bar with servery to one side, games area with table skittles and seating for 15. The centrally placed lounge bar is on two levels, again with many original features, bar servery, seating (12) and garden access. The restaurant is up from here, with tables and chairs for 28 diners.

Trade kitchens are off the restaurant and there is a level cellar at the rear.

On the first floor, with an outside access staircase is the function room, which can be use for local events and societies.

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### Other Floors

Located on the first floor to the rear of the pub is a large function room with its own separate access from the trade garden.



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## External Details

To the rear of the building, is the enclosed trade garden with access to the lounge bar and function room. Part patio, part laid to lawn with covered area. Fronting the village street, there is car parking to the side and rear for around 12 vehicles.

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## Owner's Accommodation

Spacious owner's accommodation arranged over first floor with two bedrooms, kitchen, bathroom, and living room.

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## Fixtures & Fittings

The trade fixtures and fittings are included in the purchase price.

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## Business Rates

The current rateable value according to the VOA as at 2017 is £7,200. The local authority is Wellingborough Borough Council. From April 2023 the new rateable value will be £4,400

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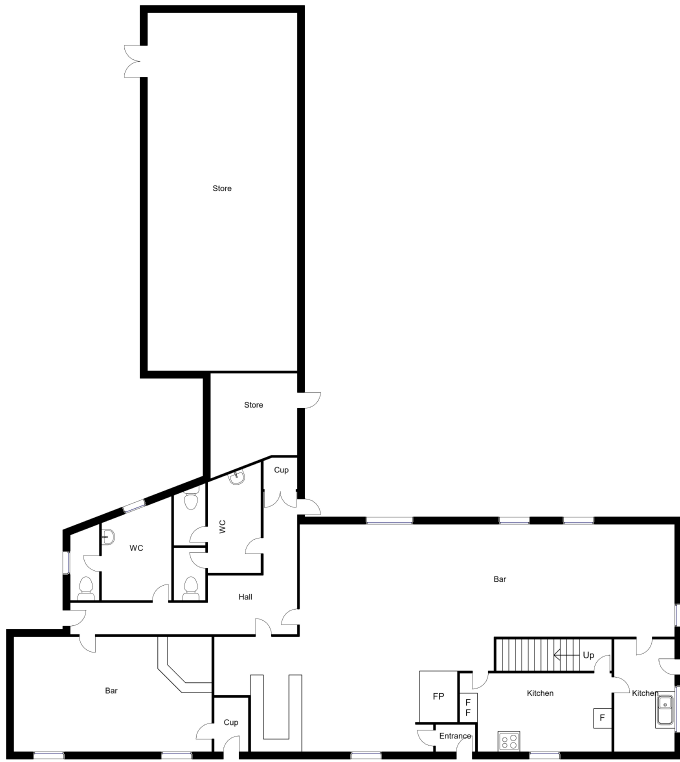
## Regulatory

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

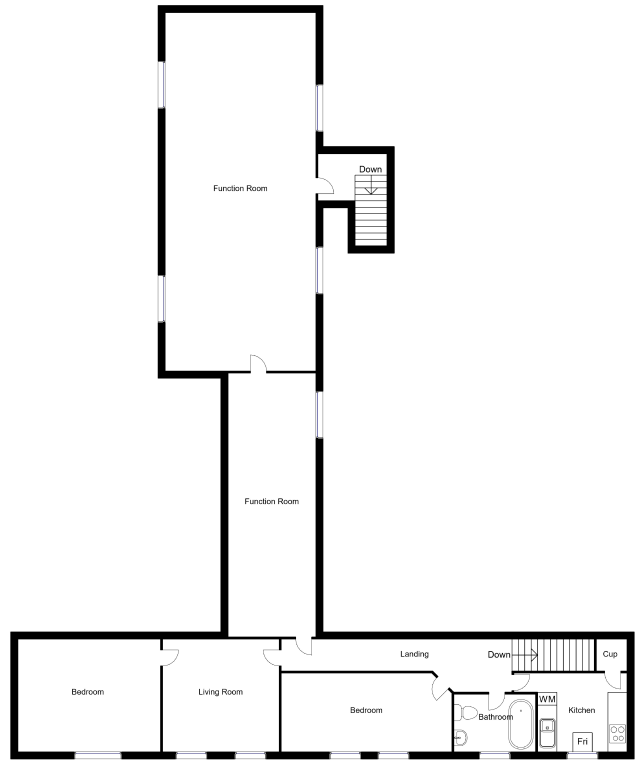
VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect.



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Matt Hill

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Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189