



The Fox & Hounds

Ref: 5752375

44 High Street, Whittlebury, Towcester, NN12 8XJ

Freehold: £725,000

Village Gastro Pub with Rooms

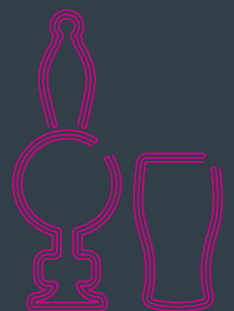
Affluent Location

Outside Seating Areas and Car Park

4 Ensuite Letting Rooms

Spacious Managers Apartment

Flexible Dining Layout to Accommodate Functions. Energy Rating C



The Fox & Hounds is a well-established and popular destination venue set in the picturesque village of Whittlebury. The venue offers the discerning operator a blend of wet, dry and letting room income streams with a business that is stylishly presented. This generously sized detached period building benefits from good sized rooms, characterful features blended with a modern twist offering a rustic experience to visiting guests and regulars alike. It is ideally located in the Northamptonshire countryside and a stone's throw from Silverstone Race Circuit, home of the British Grand Prix and year round motoring events. This busy venue is open 7 days a week showing its popularity and loyal customer base. The business has a consistently high review rating and was 6th in the 2023 OpenTable list of most booked venues in Northamptonshire. This opportunity would ideally suit an experienced operator wishing to continue with the success's gained and award-winning reputation achieved by the current owners and its staff. Viewing is therefore strongly recommended.

Description

Internal Details:

- Bar area circa 26 covers
- Restaurant circa 32 internal covers
- Additional private dining / function 36 covers
- Finished by those with an attention to detail
- 4 recently completed ensuite rooms with 2 further spaces available
- Good sized and well-equipped commercial Kitchen and storage
- Good sized cellar with space for local cask ales
- Spacious Managers apartment

External Details:

- Large outside covered decked patio area, lawned and gravelled gardens with seating for 100+
- Countryside views
- Good sized car park
- Capacity for additional seated and standing covers
- Well maintained period building with prominent frontage
- Total covers including outside areas with hired seating of circa 250 for Grand Prix weekends



Trading Information

The management accounts turnover for the year to 30/09/2023 is £589,000. The Gross Profit for the same period is £397,000 and the EBITDA equalled £83,000. The split between the Wet, Dry and Lettings income is 40% wet, 50% dry and 10% lettings. Occupancy for the year to Sept 2023 was 51%.

Trading in the Qtr to Dec 23 has improved further, with occupancy of 61% in this period, up from 46% in the same Qtr in 2022. The Lettings income could be significantly increased with the completion of the 5th and 6th rooms. The income stream has only been running since Feb 2022.

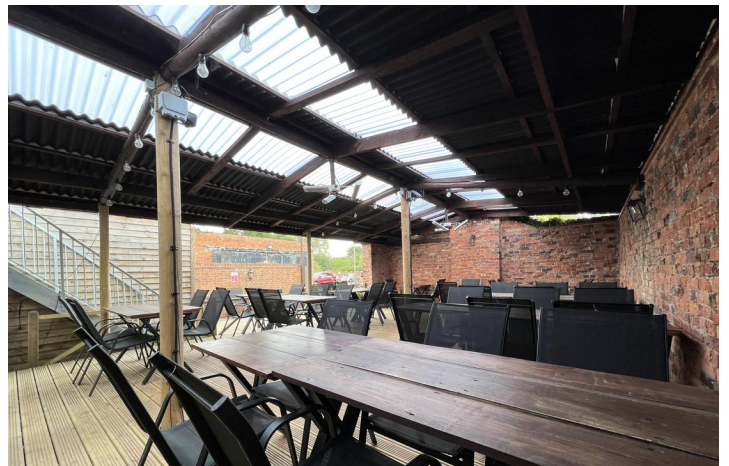


Business Rates

Rateable value £14,000 from 1st April 2023

Regulatory

The Premises is fully licenced.





Tenure

We are seeking a freehold sale and the sale is not subject to VAT.

The rear section of the car park is available as a separate lot and has potential for residential or commercial development subject to planning permission.

Fixtures & Fittings

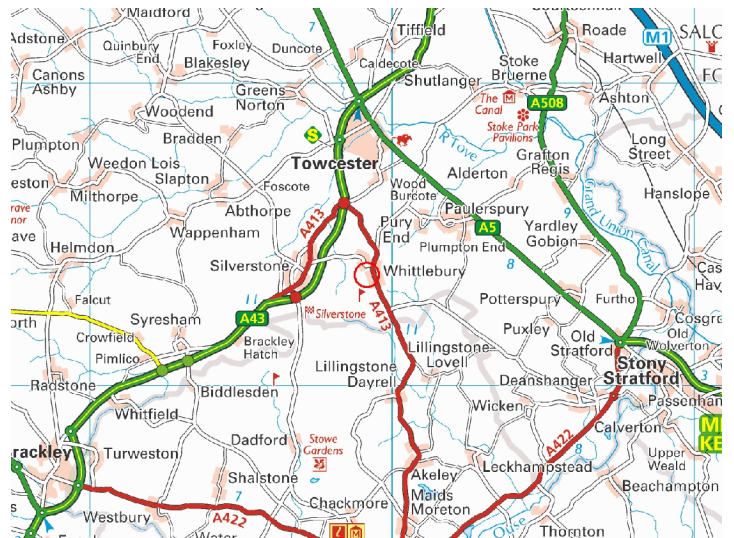
These are to be included within the sale.





Location

The Fox & Hounds is located within an affluent and pretty Northamptonshire village. It is just over 5 minutes drive from the Silverstone circuit, Business Park and museum (under normal conditions) and just over a mile from the A43. It is 17 miles from Bletchley Park and just 12 miles to the centre of Milton Keynes. Northampton City centre is approximately 13 miles away and there are a large number of other attractions locally including; Stowe House and Gardens, Blenheim Palace, Towcester Museum, Whittlebury Golf and Country Club and Gullivers Theme Park.





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

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:

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