



12 Cottingham Way
Thrapston, Northants NN14 4PL



Simpson & Partners

Simpson & Partners are delighted to be working in collaboration with WhitCo Catering & Bakery Equipment Ltd to offer an outstanding hospitality opportunity to acquire a versatile commercial premises in a prime location in the heart of Thrapston. Whether you are an independent restaurateur, artisan baker, speciality coffee operator, wine bar concept, chef-owner, or expanding hospitality brand, this versatile premises offers an outstanding turnkey solution ready to trade from early May 2026. Positioned in a prominent, established location this premises benefits from strong footfall from surrounding retailers and independent businesses, service WhitCo's customer events and the opportunity to develop more together, a thriving and supportive local community, close proximity to established residential neighbourhoods, excellent access to major road networks, attracting both local and passing trade, daytime and evening trading potential, parking available (enquire for details). Thrapston's thriving community make this an attractive trading position for both daytime and evening custom. The property is furnished to a very high standard throughout and can come part furnished or fully furnished depending on a successful tenants preference. The property comprises: entrance with stair lift to the first floor, storage area, a large open plan restaurant area complete with bar and alcohol license, a fully equipped kitchen including combi/blast chiller, induction hob, airfryer, service pass, plus additional single fridge, light equipment plus more items shown in the photos and cloakroom. Tenants will be liable for the monthly rent plus 50% of all utilities and a share of the security/ICT/AV systems. A meeting room within the building is also available to hire via WhitCo – ideal for private dining, tastings, corporate events or community engagement. A deposit of 3 months rent is required.

£15,000 Per Annum

 null
  null
  nul





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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