



## Bar 76 Station Road, Desborough NN14 2RS

- Cafe/Bistro - Wine Bar
- Approx. C.35+ Covers
- Court Yard Garden
- Prominent high profile corner premise

PRICE  
£1,000

23 High Street, Rothwell  
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**SIMON & CO.**  
ESTATE AGENTS

**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE** - Unique opportunity to lease a prominent high profile corner premise within Town Centre location. Current planning KET/2012/0394 Café/Bistro; Wine Bar with two lounge and Bar areas potentially seating approximately c.35+ covers. South aspect courtyard garden located to the rear and storage outbuildings/freezer room. Kitchen with fixed extractor facility, Slush, separate Lady and Gents toilets including disabled facilities. Cellar storage beneath Bar area. Three-year lease with option to renew subject to agreement by all parties.

Business Rates £6,500 PA as of 1 April 2023 - please refer to .Gov Business Rate for updates from 1 April 2026



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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