



# HARWOODS

Chartered Surveyors & Estate Agents

**TWO STOREY RESTAURANT PREMISES**

**BURTON LATIMER**

**NIA: 134.89 sq m (1452 sq ft) approx**



**90G HIGH STREET  
BURTON LATIMER  
KETTERING  
NORTHANTS NN15 5LA**

**FOR SALE – FREEHOLD - £241,995  
TO LET – NEW LEASE - £16,000 per annum exclusive**

Situated in a prominent position in the centre of Burton Latimer the Shaad Restaurant has a good reputation in the local area. The property benefits from timber casement windows, fluorescent lighting, carpets throughout, dining for 30 covers, 1<sup>st</sup> floor kitchen and storage. The property is semi-detached being part solid stone and part cavity brick wall construction beneath pitched slate roof. Located to the rear is a public carpark.

Burton Latimer has a population of 8,000 with a larger catchment area from the surrounding villages. Kettering is 2 miles north and has a population of 52,000.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

**Tel: (01933) 441464**

email: [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

## **NET INTERNAL AREAS:**

### Ground Floor:-

|                  |            |             |
|------------------|------------|-------------|
| Bar & Reception: | 41.68 sq m | (449 sq ft) |
| Restaurant:      | 27.35 sq m | (294 sq ft) |

### First Floor:-

|          |            |             |
|----------|------------|-------------|
| Kitchen: | 30.67 sq m | (330 sq ft) |
| Storage: | 35.19 sq m | (379 sq ft) |

**TOTAL: 134.89 SQ M (1452 SQ FT)**

## **THE PROPERTY:**

### Ground Floor:-

Reception, Bar, Cloakroom w/c, Restaurant.

### First Floor:-

Kitchen, Storage Room, Cloakroom w/c.

## **LEASE:**

New Lease on full repairing and insuring basis.

## **TERM:**

Negotiable terms, preferably 3 or more years.

## **RENT REVIEWS:**

Every third year upwards only to open market value

## **RENT:**

£16,000 per annum exclusive paid quarterly in advance by standing order.

## **PREMIUM:**

£40,000 Premises offered in fully fitted condition.

## **RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

## **FOR SALE:**

Freehold £241,995 (Includes the premium of £40,000)

627/DJW

## **SERVICES:**

We understand that mains water, electricity, gas and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

## **BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises in £4,850. You will have to make your own enquiries with regard to rates payable.

## **LEGAL FEES:**

Each party to cover their own legal costs in respect of this new Lease.

## **ENERGY PERFORMANCE ASSET RATING:**

D – 78



**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.