

WORLDS END

ECTON, NORTHAMPTON, NN6 0QN

FREEHOLD PUBLIC HOUSE AND HOTEL INVESTMENT



savills



HIGHLIGHTS INCLUDE:

- Freehold public house and hotel investment
- Entire property let to A C Hospitality Limited who also operate the Bell in Tamworth in Arden
- Property arranged over four levels
- Site extending to 1.56 acres
- Twenty Two en-suite letting rooms
- Current rent of £128,545 per annum
- Lease expires December 2043
- The rent is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year)
- We are instructed to invite offers in excess of £1,500,000 (8.08% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Ecton in the county of Northamptonshire, 2.0 miles (3.2 kilometres) north east of Northampton and 3.0 miles (4.8 kilometres) south west of Wellingborough.

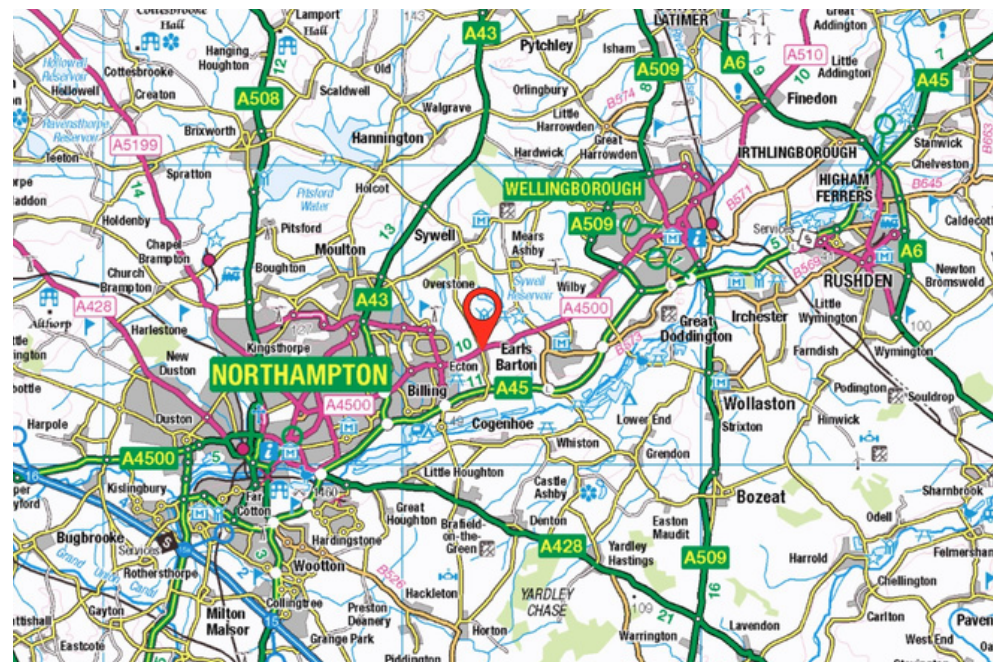
The Worlds End is situated fronting Ecton in a residential area which is a short distance from High Street where operators such as Three Horseshoes, Overstone Manor and Elwes Arms are located.

LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



DESCRIPTION

The property comprises the basement, ground, first and second floors of a two storey detached building with stone elevations beneath a pitched roof. There is a separate two storey detached building with stone elevations beneath a pitched roof which provides the hotel accommodation.

ACCOMMODATION

Basement The basement provides cellar and stores.

Ground Floor The ground floor provides two trading areas with a central bar servery and seating on loose tables and chairs for 90 customers. Ancillary areas include a trade kitchen, customer WC's, cellar and stores.

First Floor The first floor provides a restaurant and kitchen.

Second Floor The second floor provides the managers accommodation which comprises two double bedrooms, kitchenette and bathroom.

Outbuilding The outbuilding provides twenty two en-suite lettings rooms over ground and first floor.

Externally There is an enclosed customer area to the rear with seating on wooden benches for 50 customers. There is parking to the rear for 35 vehicles.



TENURE

The property is held freehold (Title Number NN151359).

TENANCY

Entire property let to A C Hospitality Limited on a 20 year lease from 13 December 2023 at a current rent of £128,545 per annum which is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year). A rent deposit of £31,492 is held by the landlord.

PLANNING

The property is Grade II Listed and situated within the Ecton Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

C-53



TERMS

We are instructed to invite offers in excess of £1,500,000 (8.08% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.



SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

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