

Old Rising Sun

To Let

Rental Offers Invited for New Nil Premium, Free of Tie Lease



Old Rising Sun, 3 Silver Street, Kettering, Kettering, NN16 0BN

AT A GLANCE

- NEW FREE OF TIE LEASE AVAILABLE
- EXCELLENT TOWN CENTRE LOCATION
- SEPARATE TRADING AREAS OVER TWO FLOORS
- COMMERCIAL KITCHEN
- SPLIT-LEVEL REAR COURTYARD

Property

The Old Rising Sun is a Victorian 3-storey, brick-built mid-terraced property believed to date back to 1892. The ground floor trading areas briefly comprise a glazed entrance porch leading to the bar area with approx. 52 covers, tiled L-shaped bar servery, raised booth area with upholstered perimeter and booth-style seating, freestanding poseur tables and chairs, exposed brick walls and part wood panelled walls; further raised area with seating for approx. 30.

The property also benefits from a commercial catering kitchen at the rear of the bar with a door way leading to a small enclosed courtyard and brick-built freezer store; and a spacious basement beer cellar. The fully tiled Ladies WCs are to the side of the bar and the Gents and Disabled W.C.s are to the rear of the property, accessed via a passageway.

A staircase provides access to the 1st floor bar area, with corner bar servery with timber counter-top and wash-up room to the rear. Separate Ladies & Gents W.C.s and a rear storeroom and fire escape.

The domestic accommodation is located over the 2nd floor.

Externally there is a split-level brick paved courtyard and patio with space and a separate bar area in a brick-built outhouse, with tiled bar servery, stone tiled floor and perimeter seating.

The area of the site, as measured from digital mapping, is approximately 387m² or 0.095 acres and the ground floor footprint of the public house, including outbuildings and storerooms, extends to 300m² (3,229 sq ft).

Planning

We are advised that the property is not Listed but does fall within a Conservation Area. Prospective purchasers are advised to make their own enquiries to Kettering Borough Council.

Trading Figures & Turnover

Our client is not in occupation and therefore no trading information or accounts are available.

Rates & Charges

Business Rates

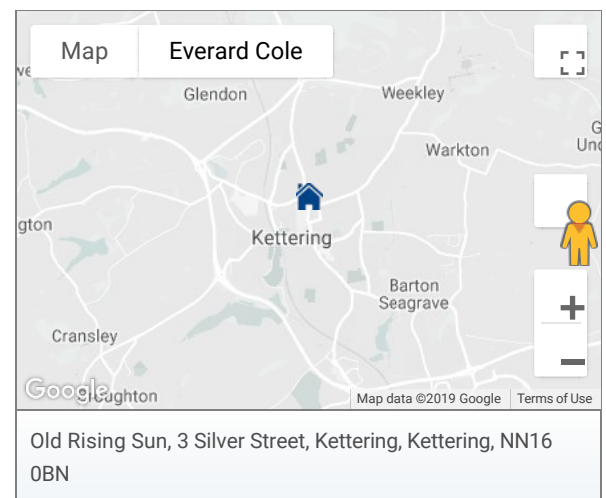
£10,800 (based on a Rateable Value of £22,250)

Tenure

All offers are invited for a new 'Free of Tie' commercial lease. The new lease will be either 10 or 20 years, on a Fully Repairing and Insuring basis with 5 yearly upward only reviews and annual RPI increases.

Location

The Old Rising Sun is situated on Silver Street in the centre of the Northamptonshire town of Kettering. Kettering is located off the A14 between Corby to the north and Northampton to the south. The pub is located close to the Newlands Shopping centre, a few yards from the High Street and the surrounding pedestrianised areas. Adjacent operators include a mixture of national retailers such as J.D. Wetherspoons, Subway and Bet Fred and smaller independent operators and local fast food outlets. Kettering lies approx. 67 miles north of London and 15 miles northeast of Northampton. At the 2011 census, the borough had a population of 93,475.



A (0 - 25)

B (26 - 50)

C (51 - 75)

D (76 - 100)

E (101 - 125)

F (126 - 150)

G (Over 150)

Viewing and Further Information



Jon Heald

☎ 0115 8246442

📄 07941 614719

✉ jon@everardcole.co.uk



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Contact Everard Cole for no obligation, professional and confidential advice.