



Princess Alexandra

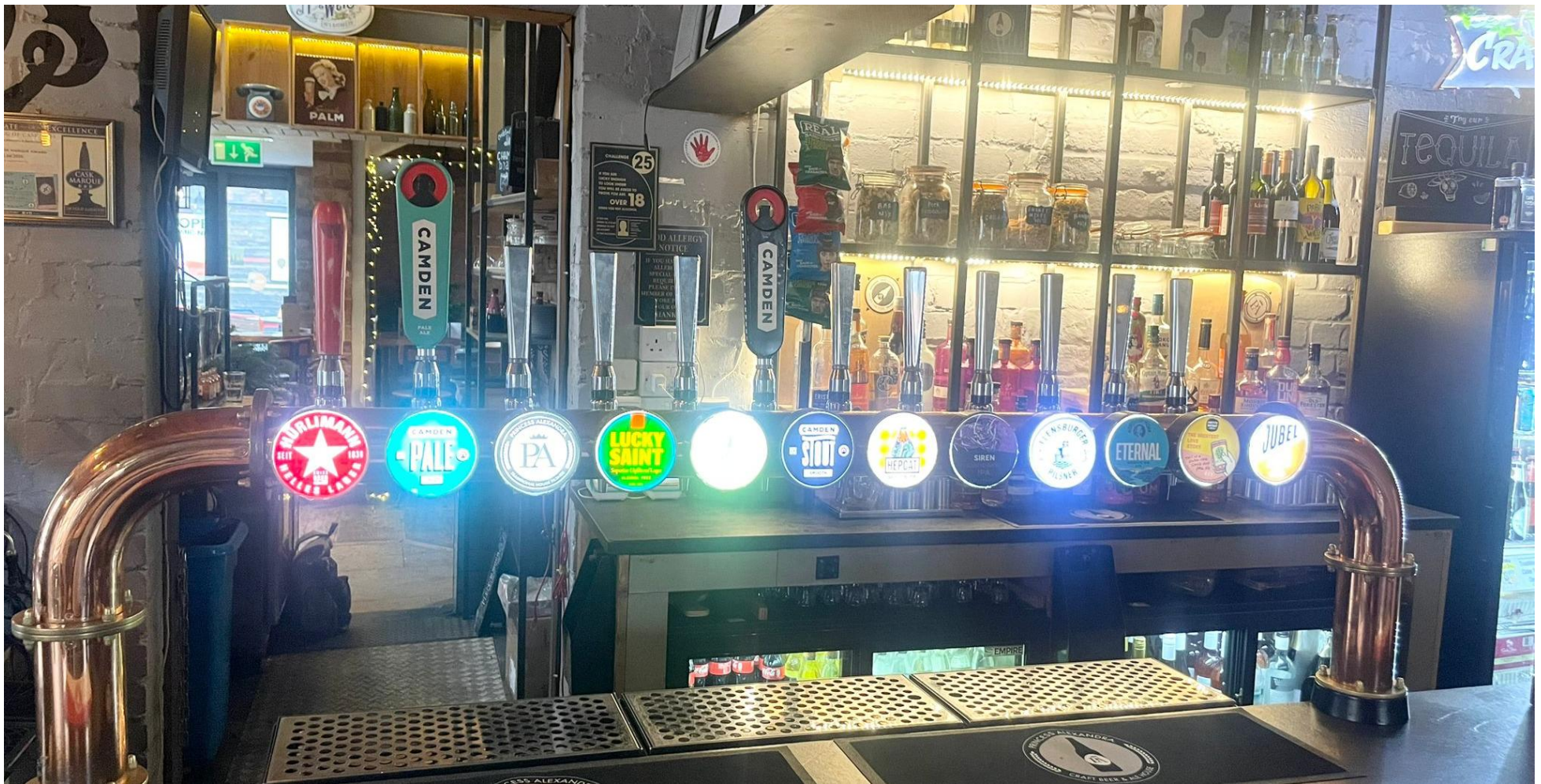
1 Alexandra Road, Northampton, NN1 5QP

Tenure: Freehold

Price: £375,000

Ref: 96116

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Three storey, corner terrace, brick building
- Attractive public house & restaurant
- Only a short walk from Northampton centre
- Front bar, wine bar, snug & function room
- Basement cellar & commercial kitchen
- Rear courtyard/patio with garage/outbuilding

Location

The Princess Alexandra is located in the popular county town of Northampton. The town benefits from a number of transport links and is served by multiple junctions of the M1 motorway which connect it to London at its most southern point and to Leeds at its most northern. Both the A45 and A43 link Northampton to the other major towns in the county and beyond. The A14 provides access to East Anglia.

Northampton has a multitude of amenities which include in the region of 50 primary and eight secondary schools, a university, a college, a cinema, a shopping centre, a golf course and professional football and rugby clubs. There are also a number of contrasting retail outlets, supermarkets and fuel stations. According to the 2021 census, the town has a population of 243,511.

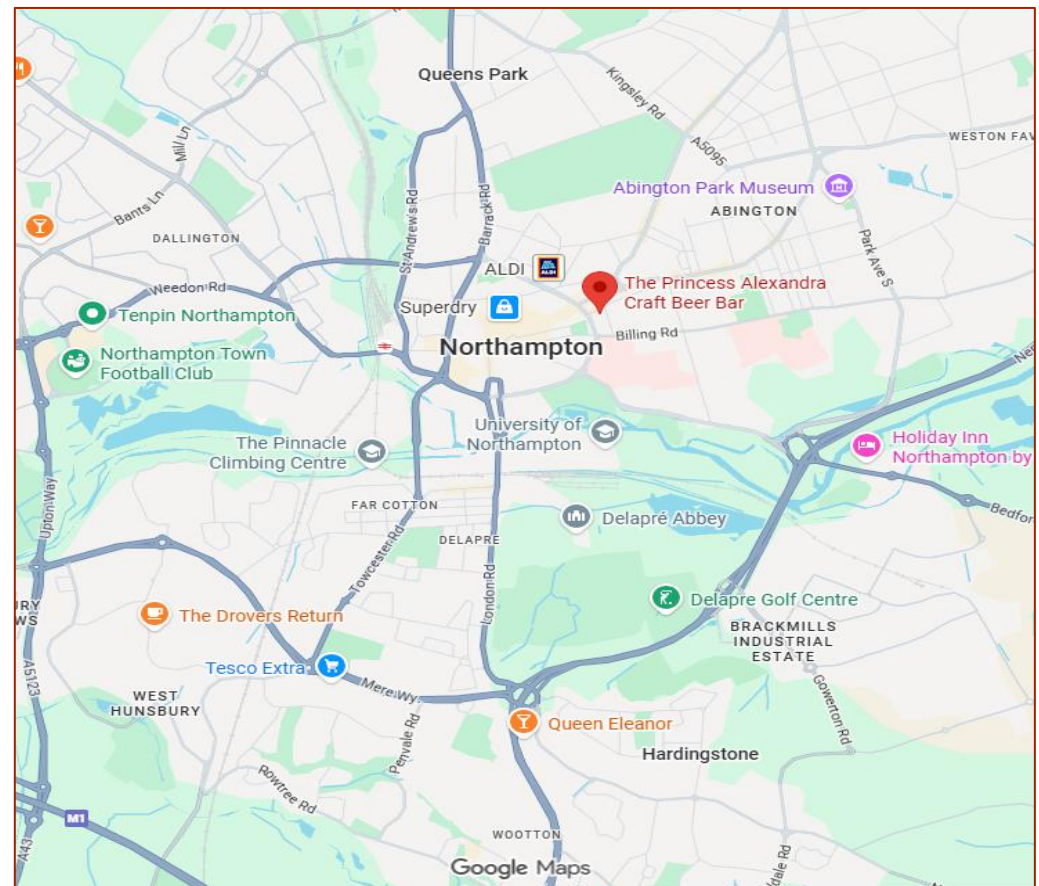
The Property

The Princess Alexandra occupies a three storey, corner terrace building of brick construction with a pitched slate roof. It is located on Alexandra Road, just a short walk from the centre of town.

In 2014, following the purchase of the freehold, the property underwent a comprehensive refurbishment programme including a rear extension, full replacement of the roof structure and coverings and the addition of new roof lights to increase natural daylight throughout the building. All external doors and windows were replaced together with upgraded insulation to external walls and roof to improve energy performance.

The Property continued

Internally, the property was completely modernised. This involved new floor constructions and finishes, upgraded mechanical and electrical installations including a woodburner and underfloor heating to both the ground and first floors and a full renewal of plumbing services and sanitaryware. High-quality modern fixtures and fittings were introduced throughout creating a refreshed, efficient and comfortable internal environment. The refurbishment works elevated the property to a high standard, consistent with contemporary building practices and long-term durability.



Trade Areas

GROUND FLOOR

FRONT ENTRANCE PORCH providing access to the FRONT BAR which has seating for 22, flagstone flooring, wooden main bar servery with service area/kitchen behind and a hatch leading down to the basement CELLAR. The cellar comprises a cool room, a bottle store and a barrel room with external drop. WINE BAR with seating for 10, flagstone flooring, an extension of the wooden main bar servery, access to Ladies' TOILETS and a rear door to the courtyard. SNUG with seating for 30, engineered oak flooring, exposed feature brick walls, feature ceiling beams, log burner and entry to Disabled TOILETS. Stairs to the first floor.

FIRST FLOOR

FUNCTION ROOM comprising two rooms and benefitting from seating for 18, parquet flooring, exposed feature brick walls, self-service bar and entry to the Gentlemen's TOILETS. Fully-fitted COMMERCIAL KITCHEN. Enclosed staircase to the second floor.

SECOND FLOOR

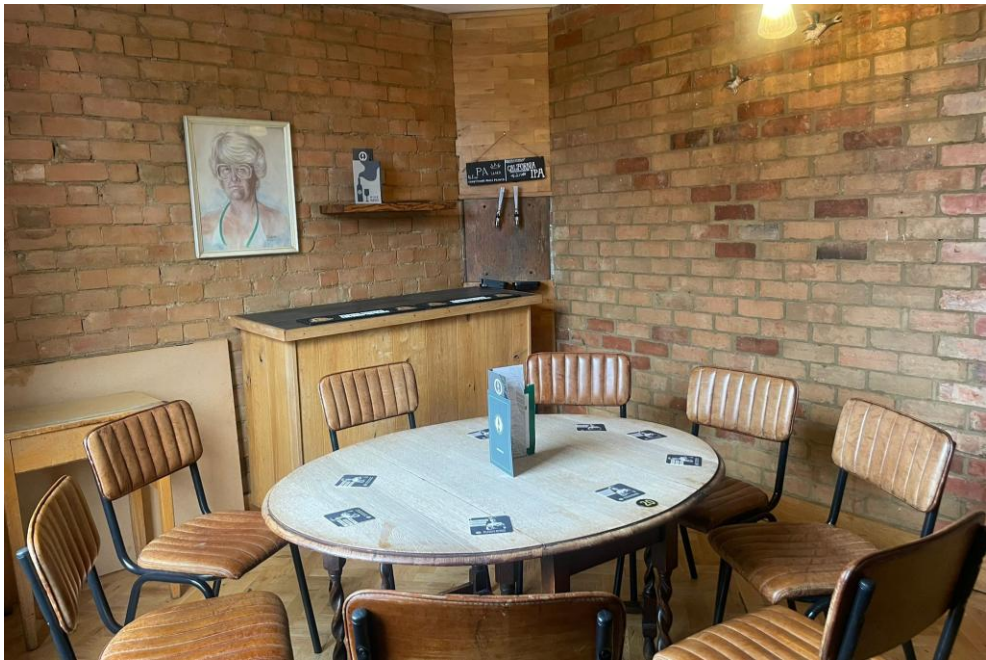
Split into two rooms; one is utilised as a STOREROOM, the other as a private OFFICE.

External

Rear, enclosed and gated COURTYARD/TRADE PATIO with seating for 20 and a single storey GARAGE/OUTBUILDING utilised as a bin and log store. The surrounding residential areas provide a plethora of on-street parking.









The Business

The Princess Alexandra is a popular public house and restaurant. It is currently operated under management with five part time staff members. The business is renowned for its craft beers, open mic nights, quizzes and live music. It also provides a classic food menu which includes pizzas and burgers. We are told the trade is 70% destination/30% local and that the business hosts a number of private events such as birthdays parties. Both whole and partial venue hire bookings are also commonplace. Accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion. The property benefits from an E use class and would therefore suit a number of different uses which include a shop, financial services, café, office, health centre, clinic, daycare, museum, library and place of worship to name but a few. For further information regarding use classes contact the local authority.





Tenure & Price

FREEHOLD Asking Price £375,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Thursday: 10:00 - 00:00

Friday & Saturday: 10:00-01:00

Sunday: 11:00 – 00:00

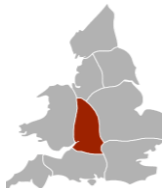
Services

All mains services are connected. The property benefits from both fire and burglar alarms as well as a 7 camera CCTV security system.

Rateable Value: £11,500. Business Rates Exempt

Local Authority: West Northamptonshire Council.





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