

BRIDGE 26

26 BRIDGE ST, NORTHAMPTON, NN1 1NW

FREEHOLD PUBLIC HOUSE FOR SALE



HIGHLIGHTS INCLUDE:

- Prominent public house in Northampton
- Property arranged over four levels: basement, ground, first and second floors
- Site extending to 0.259 acres
- Spacious accommodation arranged over four levels
- Development potential (STP)
- Potential for a variety of uses (STP)
- Guide price of £475,000 plus VAT

LOCATION

Bridge Street is situated within Northampton town centre, approximately 65 miles (105 km) north-west of central London and 50 miles (80 km) south-east of Birmingham.

Bridge 26 occupies a prominent position on Bridge Street, one of the town centre's principal commercial thoroughfares, within close proximity to Northampton's established retail, leisure and cultural amenities. The property lies approximately 0.5 miles north-east of Northampton railway station, providing regular direct rail services to London Euston and Birmingham New Street, and benefits from convenient access to the A45, A43 and Junction 15 of the M1 motorway.

The surrounding area comprises a mix of retail, hospitality, office and residential uses, with a number of independent operators, bars, restaurants and national occupiers located nearby.

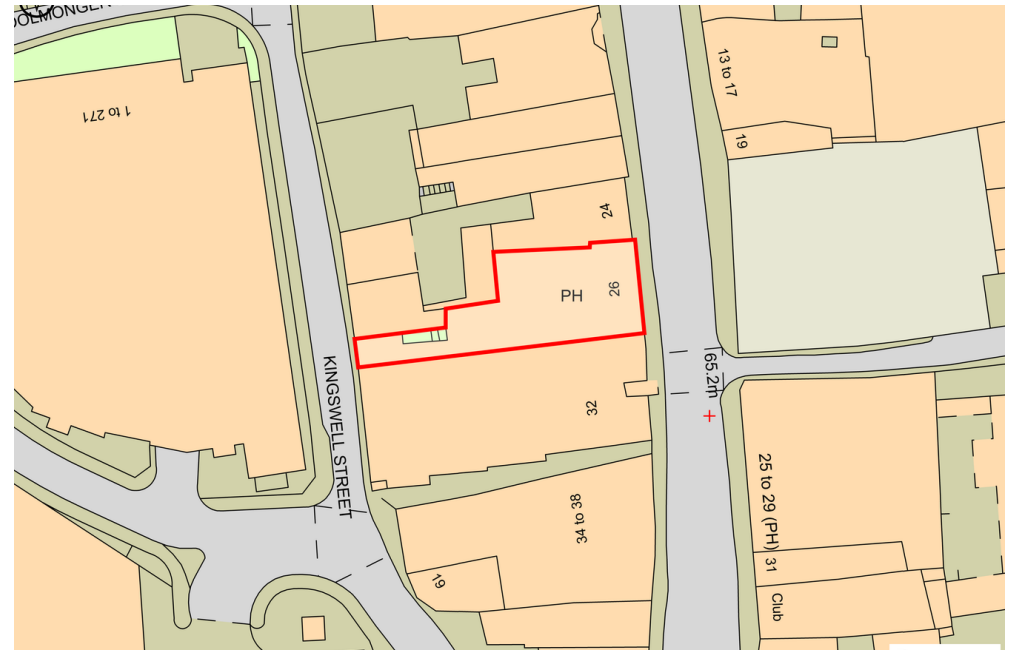
Bridge Street also benefits from regular local bus services and a number of nearby public car parks.

DESCRIPTION

The property is a two-storey building arranged over basement, ground, first and second floors. The building features painted rendered elevations beneath a pitched clay tiled roof with mixed glazed fenestration.

LINKS

[BIRDS EYE VIEW](#)

[GOOGLE STREET VIEW](#)


ACCOMMODATION

- Ground Floor** The ground floor provides a vibrant trading layout comprising a mixture of booths, stalls, loose tables and chairs, offering seating for approximately 80 covers. To the rear is an insulated soundproof dance room (constructed in stud partitioning), together with a commercial kitchen (partially affected by previous fire damage), office and WC facilities.
- First Floor** The first floor provides ancillary accommodation comprising a lounge, office, kitchen, utility room, bathroom and separate WC, together with additional rear storage.
- Second Floor** The second floor extends to six bedrooms together with a bathroom and kitchen facilities. The accommodation is in need of refurbishment but benefits from rear access via a fire escape.
- Basement** The basement provides a cellar and stores.
- Externally** Externally, the property benefits from a covered smoking area together with additional storage facilities.

TENURE

The property is held freehold (Title Number K825776).

PLANNING

The site falls under the sui generis public house consent class. The property is Grade II Listed (ref: 1039711) and is situated in the All Saints Conservation area. The property is not situated within any prohibitive flood risk zones.



VAT

VAT is applicable at the appropriate rate.

RATEABLE VALUE

2026-£7,500

EPC

C-75.

TERMS

Offers in the region of £475,000 for the freehold interest, subject to contract and board approval.

FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion of either the letting or sale will be included.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective 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. For further information and all viewing requests please contact the sole selling agents Savills.

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