

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## PRESTIGIOUS RESTAURANT FOR SALE

11/15 White Horse Yard  
Towcester  
Northants  
NN12 6BU

Trading as La Strada Nuova



- Popular location in Towcester town centre adjacent to Watling Street and opposite the museum
- Affluent South Northants catchment
- Modern fully fitted kitchen, trade fixtures and fittings, large contemporary manager's accommodation, separate storage building
- Offers invited in the region of £275,000 stc

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### Location/Description

White Horse Yard is an award-winning development/conversion adjacent to Watling Street in the heart of Towcester town centre. The subject restaurant/bar is directly opposite Towcester Museum in a traditional courtyard setting with pedestrian access from both Richmond Road and Watling Street and free customer parking nearby with pay and display parking in the Market Place. Nearby and adjacent occupiers include Waitrose, Co-op, Costa Coffee, Oliver Adams, Franks Steak House together with a host of national and local businesses including banks, estate agents and well known specialist retailers including Elliott Butchers.

Towcester is one of the largest towns in the South Northants Administrative District with a town population of 10,000 people (2011 census). The town is located close to the international motor racing circuit at Silverstone (3 miles south) with the town occupying a unique trading catchment fronting the old Roman road (A5 – Watling Street) close to the intersection with the A43 (dual carriageway) approximately 9 miles south west of the county town of Northampton, 11 miles north west of Central Milton Keynes and with good links to the M1 at Junction 15A (6 miles), M40 (17 miles) and with main line rail services located both at Northampton and Milton Keynes providing regular rail services to London Euston in less than one hour.

The property comprises a two storey (plus attic) redevelopment of Northamptonshire stone construction under a conservatory-style double pitch lofted roof to the main dining areas, fully fitted catering kitchen, male, female and disabled toilets and integral/self-contained access to the large manager's accommodation.

Gross frontage	-	48 ft
Dining Area	-	1.060 sq ft
Including bar./,servery, waiting area, approximately 50 covers		
Catering kitchen	-	259 sq ft
Tiled walls, floors, sluice sink, 2 stainless steel sink units, stainless steel shelving/work surfaces, fitted and free standing equipment.		
Combination boiler		
Ladies WC		
Gents WC		
Disabled WC		
Small store room		
External store building	-	149 sq ft
External seating	-	Approximately 30 covers
<b>Total gross internal floor area</b>	-	<b>1,468 sq ft (136 sq m)</b>

### Manager's Accommodation

Both internal and side entrances  
 Kitchen/Dining Room – large open plan area with integrated contemporary kitchen fittings  
 Bedroom – windows overlooking the side elevation  
 Shower Room – incorporating vanity wash basins, WC, large cubicle shower, hot press, linen cupboards, utility housing and boiler  
 Master Bedroom – tastefully fitted and decorated including a glazed terrace  
 Loft access and large storage space with pull-down metal stairs

### Rating Details

Restaurant and premises - £16,500

For further details or for information in respect of small business discounts please contact the rating authority, South Northants District Council. Telephone 01327 322190.

Manager's Flat - Council Tax Band B

### Town Planning

The commercial portion of the property is an established and high quality restaurant and bar with private residential accommodation above and with a separate storage building adjacent to the Towcester Museum opposite.

Alternative uses may be considered and please speak to the local planning authority, South Northants District Council. Telephone 01327 322237.

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#### Restaurant Business

The property is being sold with vacant possession inclusive of any inventory, fixtures and fittings and any residual good will. We understand that the restaurant has operated from these premises since 2002 with the existing drinks licence being 12 – 2am but no representations are made in this regard. Whilst it is understood that all inventory, equipment, fixtures and fittings included in the sale are functional, no warranties are given or available.

#### Price

We are instructed to seek offers in the region of £275,000 subject to contract for the benefit of the freehold interest with vacant possession upon completion. The asking price indicated includes any stipulated inventory but specifically excludes any occupiers' personal items, stock and any VAT that the vendor has a duty or opts to charge.

#### Energy Performance Certificate

An extract from the EPC is attached to these particulars and a paper or electronic copy of the EPC and Recommendation Report are available on request and entirely free of charge.

#### A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

#### Viewing and Further Information

Viewings strictly by appointment only and all enquiries to the sole agents:

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
Contact: Brendan Bruder



#### Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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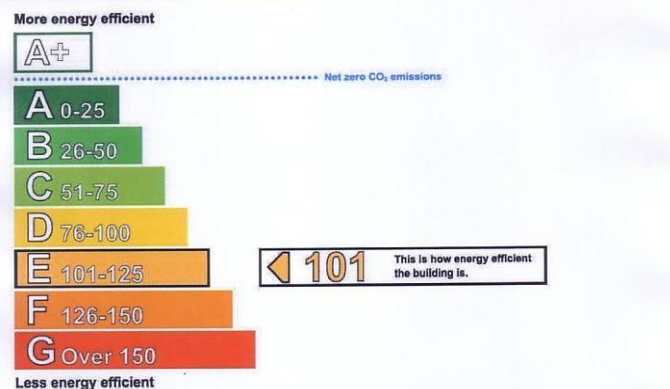
**Energy Performance Certificate** HM Government  
 Non-Domestic Building

15 White Horse Yard  
 163-165 Watling Street West  
 TOWCESTER  
 NN12 6BX

**Certificate Reference Number:**  
 9516-3032-0240-0190-7205

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**



**Energy Performance Certificate** SAP  
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La Strada Bistrot Ltd, 11 White Horse Yard, TOWCESTER, NN12 6BU

Dwelling type: Top-floor flat Reference number: 0376-7943-7282-3404-7914  
 Date of assessment: 03 December 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 December 2014 Total floor area: 87 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

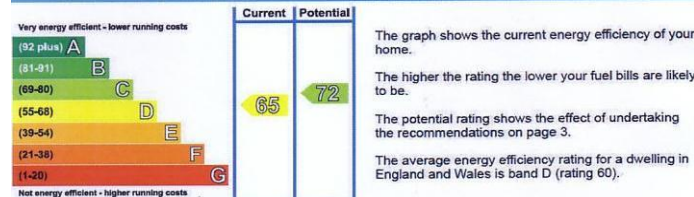
Estimated energy costs of dwelling for 3 years:	£ 2,580
Over 3 years you could save	£ 531

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 1,875 over 3 years	£ 1,838 over 3 years	
Hot Water	£ 351 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,580</b>	<b>£ 2,049</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



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