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• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## Prestigious Northampton Central Restaurant / Café

**All Saints Bistro  
George Row  
Northampton  
NN1 1DF**



- Established landmark business
- Long lease interest at conservative rental available inclusive of good quality fixtures and fittings
- Lease 20 years from January 2009 (expires January 2029) at just £14,400 per annum exclusive
- Available inclusive of fixtures, fittings, goodwill, lease premium, branded inventory with SAV

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#### Location/Description

The unique business of All Saints Café and Bistro is situated within All Saints Church and is one of Northampton town centre's most prominent buildings. This historical listed building has been home to All Saints Café and Bistro since 2009, providing approximately 40 covers within the concourse of All Saints and extensive additional seating under the arched portico overlooking All Saints Piazza.

Nearby and adjacent occupiers include Debenhams, Michael Jones Jeweller, Nationwide, Lloyds Bank, Barclays Bank, Pizza Express, ASK, Prezzo, Nando's and a host of national and international restaurant and retail businesses in the prime shopping streets of Abington Street, Grosvenor Shopping Centre together with the nearby Cultural Quarter, Derngate Theatre, Errol Flynn Filmhouse etc.

Northampton's town centre is undergoing a major regeneration with the new Northamptonshire County Council Headquarters situated at Angel Street, a short walk from the subject, together with the new campus development for Northampton University providing for 14,000 full time equivalent students right on the southern doorstep of the town centre. The town's population of approximately 215,000 people is expected to grow significantly, with the town centre itself comprising almost 1,000 businesses including many professional services firms and company headquarters.

#### Accommodation

The property has the benefit of a large servery with two principal entrances fronting All Saints Piazza and internal finishes are a mixture of contemporary modern décor together with flagstone floors, exposed Northamptonshire stone walls and a covered colonnade al fresco dining area. The kitchen has the benefit of good quality catering equipment and there is further accommodation at basement level providing for freezer storage and office use. The main internal areas are as follows;

|                          |   |             |
|--------------------------|---|-------------|
| Ground floor dining area | - | 1,150 sq ft |
| Basement stores          | - | 254 sq ft   |

There is good quality male and female toilet accommodation immediately adjacent to the dining area and in all the property provides approximately 75 covers.

#### The Current Business

The business trades as All Saints Café and Bistro and was established in 2009. The business serves primarily casual diners with trading hours currently between 8am and 7pm Monday – Sunday. There is considerable scope for extending these trading hours, including hot drinks and snacks on the go availing of the business' central location and, with the agreement of the Incumbent, it may be possible to offer a full dining menu beyond the existing opening hours. The business is well equipped to include chilled and frozen storage, ovens, fryer, griddle, toasters, grills, coffee machines, glazed servery displays and full branded crockery and glassware/cutlery inventory. The business has the benefit of a four camera CCTV installation, a music system and feature lighting.

For full details of the included inventory together with copy trading accounts for the year ended 5<sup>th</sup> April 2016 please enquire directly of the sole agents.

#### Lease

The property has the benefit of a lease directly with the Incumbent/Parish of Northampton All Saints for 20 years effective 26<sup>th</sup> January 2009 at a conservative passing rental of £14,400 per annum exclusive. Please note that any business disposal will be subject to both contract and landlord approval to a transfer of the lease with the incoming business owners paying the landlord's reasonable costs in respect of any such application.

#### Rating Details

The property has the following rating assessment;

Café and premises - £5,900

It should be noted that small business rate relief may be applicable subject to status and for further information or for details of transitional reliefs please contact 0300 330 7000 (Northampton Borough Council Rating Department).

#### Town Planning/Licence

The current restaurant/café use commenced in 2009 and for further information please contact the Local Planning Authority, Northampton Borough Council, telephone 01604 837837.

The premises has the benefit of a premises licence for retail sales of alcohol Monday – Saturday 09.00 - 19.00 or for on-sales Monday – Sunday 09.00 – 23.00.

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Please note that the alcohol licence has some restrictions and for full information please contact the Licensing Authority, Northampton Borough Council telephone 01604 837837 on licence reference PL0671.

#### Energy Performance Certificate

The property is exempt.

#### Value Added Tax

VAT is currently not payable in respect of the lease rental. All parties should however seek their own specific advice in this regard. VAT may be payable in addition to the premium.

#### Business Sale

Our clients have instructed us to seek offers in the region of £60,000 exclusive for the benefit of this valuable lease, goodwill, all tenants' fixtures and fittings, branded and unbranded crockery, glassware, cutlery and furnishings. Stock at separate valuation.

#### Costs

The business vendor and purchasers will each bear their own costs whilst the purchaser will be responsible for any landlord's costs specifically in relation to an application for Licence to Assign or sub-let.

#### Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH  
Contact:

Telephone: 01604 629988  
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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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