

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

Northampton Prime Café/Restaurant

For sale as a going concern

Plump Partridge
18 Market Square
Northampton
NN1 2DL



- Attractive high quality café/restaurant business
- Protected tenancy at conservative rental for sale as a going concern including good quality fixtures and fittings
- Lease 6 years from June 2015 at only £10,000 pax
- Available inclusive of fixtures, fittings, good will, lease premium and SAV

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Location/Description

This prime located café and restaurant business is situated on the southern side of Northampton's historic Market Square with nearby and adjacent occupiers including Halifax, Starbucks, Barclays Bank, Boots the Chemist, Burger King and is diagonally opposite the entrance to Northampton's primary shopping centre, Grosvenor Centre.

The business is located in a significantly important and attractive Grade II listed building of late 17thC construction with a stucco covered painted front elevation and bay frontage. The business utilises the ground floor and basement of this historic building and is internally attractively finished with a range of seating options, counter, preparation area, separate kitchen and with good quality customer toilet provision in the basement.

A full inventory is available on request.

Accommodation

The property has the following approximate floor areas;

Ground floor restaurant/servery	-	458 ft ²
Kitchen	-	51 ft ²
Ground floor total	-	509 ft ² (47.3 m ²)
Basement stores	-	258 ft ²
Basement total	-	258 ft ² (24 m ²)
Customer toilets with pedestal wash hand basin, two WC cubicles		
Vaulted cellar – not measured		

The Current Business

The business trades as Plump Partridge Café and Restaurant and was established in 2015 but the property has been used as a café for approximately 10 years. The existing business offers a varied menu with an emphasis on locally sourced produce but with limited current trading hours as follows;

Wednesday – Friday	-	11am to 3pm
Thursday and Friday	-	6pm to 10pm
Saturday	-	9.30am to 4pm
Sunday	-	10am to 2pm

There is clear scope therefore to increase these hours by the addition of further evening dining, events, breakfasts and utilising the takeaway planning consent.

The existing business utilises approximately 25 covers seated inside the building with an additional 6 covers externally, although it is noted that the business has the benefit of planning consent for up to 10 covers outside.

The inventory includes all tables and chairs, dishwasher, cookers, pizza oven, card machine, CCTV and alarm installation, refrigeration, coffee machine and a range of other good quality fixtures, fittings and trade items – full inventory on request. Some inventory items may be subject to transfer of existing contracts.

Lease

The property is held on a lease for 6 years from 1st June 2015 with a rent review and tenant-only break option midway through that term. The current rental is just £10,000 per annum exclusive.

Rating Details

The property has the following rating assessment;

Shop and Premises	-	£13,000
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For details of rates payable and any reliefs or discounts please contact the Local Rating Authority, Northampton Borough Council, tel: 0300 330 7000.

Town Planning/Licence

We understand that the property has the benefit of a full PEL and an alcohol licence – please contact the Licensing Authority (Northampton Borough Council Licensing Department) on 0300 330 7000.

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The business has the benefit of a Class A5 (Hot Food Takeaway) Planning Consent on Appeal, file reference N/2009/0524. This valuable planning consent allows for the sale and consumption of hot and cold food items on or off the premises although there is no facility for hot food deliveries within restricted access hours which apply to Market Square more broadly. The business also has the benefit of planning consent for external seating (5 tables and 10 covers) on file reference N/2011/0141.

Energy Performance Certificate/Leases Code

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

The property has an EPC rating of C75 – a full copy is attached hereto.

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 £55,000 exclusive for the benefit of the lease, good will, all tenants' fixtures and fittings, all listed inventory items with stock at separate valuation.

Costs

The business vendor and purchasers will each bear their own costs whilst the purchaser will be responsible for any landlords' costs specifically in relation to an application for a Licence to Assign or Sub-Let.

Viewing and Further Information

Strictly by appointment with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: brendan.brudere@virgin.net
Contact: Brendan Bruder



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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
 Non-Domestic Building



18, Market Square
 NORTHAMPTON
 NN1 2DL

Certificate Reference Number
 0668-3033-0314-0000-019

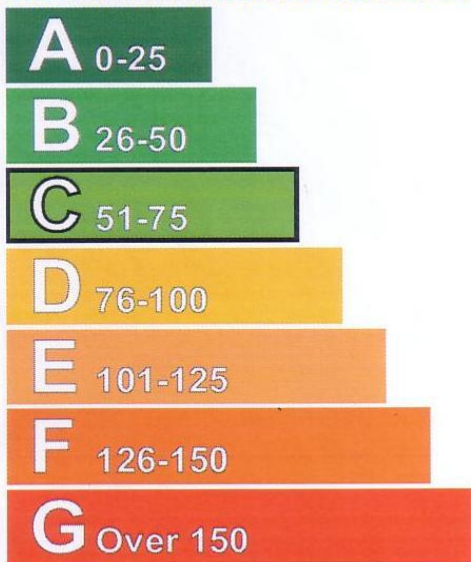
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new building and one appropriate for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

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **75**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 213
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

34 ▶ If newly built
53 ▶ If typical of the existing stock

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