

***** PUB OF THE WEEK *****



**HIGHLY DESIRABLE UNOPPOSED STONE BUILT 17th CENTURY INN
OFFERED EITHER FREEHOLD OR 'FREE OF TIE' LEASE IN THE
PICTURESQUE AFFLUENT NORTHAMPTONSHIRE HAMLET OF SLIPTON**



**The Samuel Pepys,
Kettering, Northants,**

**Price: £495,000 Freehold or
£49,995 Free-of-Tie Leasehold**

Annual Rent for Leasehold: £36,000

**Turnover: £498,133 (inc VAT) to April
2015**

Trade Split: 40% Wet, 60% food

Agent: Guy Simmonds 01332 865112

This property is located in the sought after affluent hamlet of Slipton in East Northamptonshire. Slipton has only a church however is surrounded by other highly affluent villages with the thriving town of Thrapston only 3 miles away.

This lovely 17th century inn is totally unopposed with trading areas including: Farmers Bar (circa 20+ plus standing) with exposed wooden beams to the ceiling and a stone built floor to ceiling open fire; Dining Bar (40+ covers plus standing) overlooks the lovely rear Al Fresco garden area and has exposed wooden ceiling and wall beams and pillars; Conservatory Dining (45+ covers) is a well-presented multi use area with areas of exposed stone walls and rolling countryside views. There is a fully equipped Commercial Catering Kitchen with stainless steel appliances and surfaces and to the side of the kitchen is a private yard with a walk in chilled room.

The owner's accommodation is situated on the 1st floor and is at present utilised by the staff using the 4 current en-suite rooms. This could easily be converted back to create a spacious 3-bedroom family accommodation. There is a separate self-contained 1 double bedroom managers flat and either of these areas provide opportunity to introduce a letting facility.

To the rear of the property is an attractive enclosed grassed and block paved garden area (circa 100+) with wooden picnic benches and rattan tables and chairs. To the front of the property is the patron's car park with parking available for circa 40+ cars.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7708>

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