

TO LET

LEISURE & HOSPITALITY



- Location: prominent position in popular Northants town centre
- Desborough is one of the UK's fastest growing towns
- A6 1 mile distant; strong demographic catchment
- Market Harborough 5.5 miles; Kettering 6.5 miles; Corby 8 miles
- Character listed property; car park & beer garden
- Approx 60 covers in 3 trading areas; kitchen and cloakrooms
- First floor & attic comprises 6 rooms, kitchen and bathroom
- Also available 7 en-suite rooms; may suit B&B/staff accommodation
- VAT: applicable
- Suitable for alternative uses (subject to planning)
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor Trading Area: 1,403 ft²
- Ground Floor Ancillary: 602 ft²
- Beer Cellar: 482 ft²
- Upper Floors: 1,171 ft²
- **Total:** 3,658 ft² (340 m²)

- Rent: £26,500 pax leasehold
- Rateable value: £19,500
- Energy performance rating: C66

111 HIGH STREET, DESBOROUGH, NN14 2ND

clockproperty.com

01908 299 500

01923 431 683

office@clockproperty.com

