

# THE GLOBE INN PUBLIC HOUSE

50 Hartwell Road, Hanslope, Milton Keynes MK19 7BZ



To Let on a New Lease  
Terms on Application

# THE GLOBE INN PUBLIC HOUSE

## Opportunity

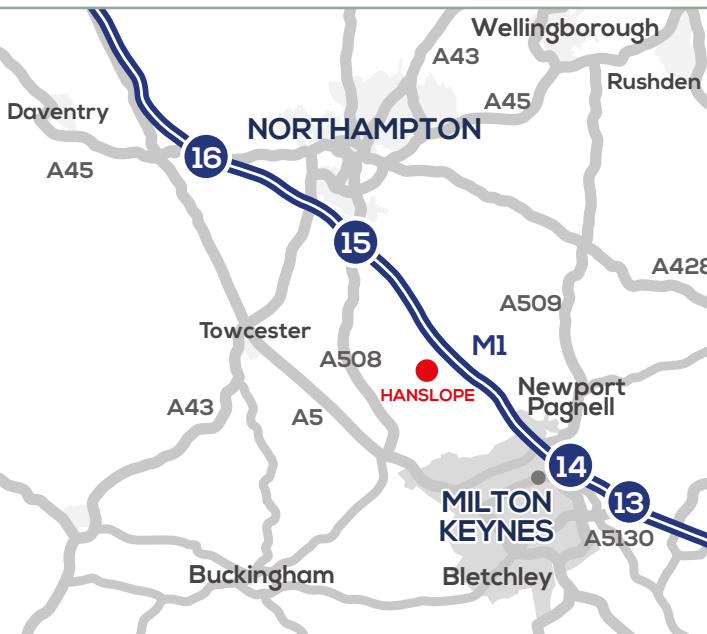
This is an opportunity to rent a detached public house with the benefit of planning permission for re configuration of the existing layout, to provide a new kitchen together with new car parking facilities.

Potential to provide both wet and food sales to the major catchment areas of Milton Keynes and Northampton, which generates a combined catchment population in the order of 460,000 people.

## Location

The property has direct frontage to the Hartwell Road in the village of Hanslope, Milton Keynes.

Northampton is approximately 11 miles to the North and Milton Keynes City Centre approximately 7 miles to the South.



## The Property

A detached property with a long standing trading history, constructed principally of brick but part stone, The Globe Inn will benefit from the construction of a new kitchen to the front left hand side elevation, together with the provision of a new 17 vehicle car parking area to the rear. An internal refurbishment will be required to the bar and restaurant areas, which is to be undertaken by the tenant, subject to landlords prior approval.

First floor self contained three bedroomed living accommodation may be available if required.

## Accommodation

The ground floor areas have been measured on a GIA basis as follows;

	Sq ft approx.	Sq m approx.
Bar/Restaurant/Function Room	1,169	108.59
Games Room	333	30.97
Kitchen / Prep Room	469	43.57
Total	1,971	183.13

## Town & County Planning/Plans

A copy of the relevant planning permission is available on request, which will include the plans for the new kitchen area and car parking.

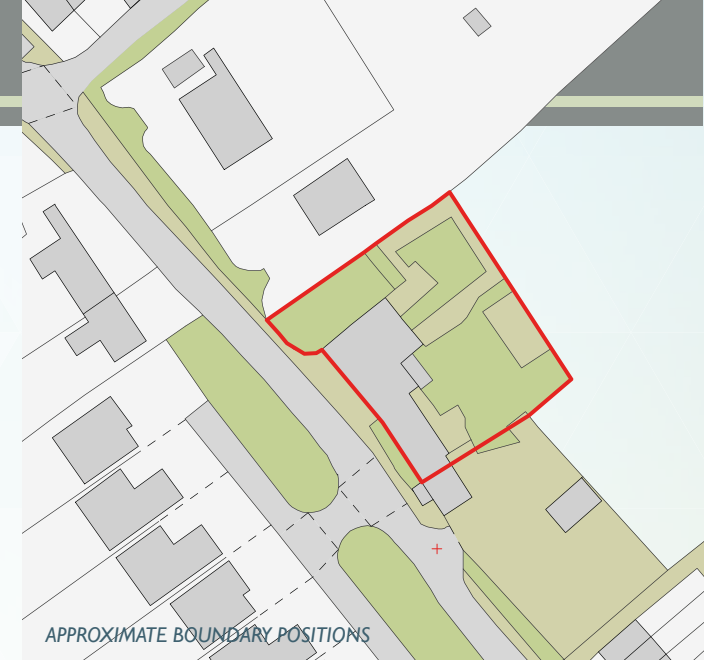
## Lease Terms

The property is available to let on new FRI terms by negotiation.

The landlord is willing to undertake the construction of the new kitchen and car parking area. The internal refurbishment will be undertaken by the tenant, and the rent can reflect the scale of capital investment.

The tenant will be expected to submit their outline proposals together with a considered business plan for consideration before terms can be agreed.

Both parties will pay their own legal costs.



## EPC

The property has an EPC rating of C (74)

## VAT

The property is elected for VAT purposes, therefore the tenant will pay VAT.

## Viewing/Further Information

For further information and viewing enquiries please contact:

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