

FOR SALE FREEHOLD – GUIDE PRICE: £725,000 + VAT
THE GREEN MAN, BRACKLEY HATCH, BRACKLEY,
NORTHAMPTONSHIRE, NN13 5TX



- Prominent roadside position fronting the A43 near to Silverstone Race Circuit
- Average daily traffic flow of approximately 37,500 vehicles
- Good size internal trading areas which can accommodate in excess of 100 covers
- Total Gross Internal Area circa 8,125 square feet
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

Location

Brackley Hatch is a small settlement in Northamptonshire positioned along the A43 corridor between Brackley and Towcester, offering strong regional connectivity and regular passing traffic. The area benefits from proximity to Silverstone Race Circuit, located less than two miles away, attracting year-round visitor flow and event-driven demand. The surrounding locality comprises a mix of rural residential properties, open countryside and established hospitality venues.

The Green Man occupies a prominent roadside position fronting the A43 which has daily traffic flows of around 37,500 vehicles. The wider area provides convenient access to the A5, A43 and M1, with Brackley town centre located approximately 3 miles to the south. The property is co-located with a Premier Inn which is situated to the rear of the pub.

Property Description

The property comprises a two-storey detached public house with painted elevations under a slate roof, with later single-storey additions.

Accommodation

The ground floor comprises a series of interlinking trading areas including a bar, snug and restaurant accommodation. The pub can accommodate in the region of 110 covers.

Ancillary accommodation includes ladies and gents WC's, accessible WC, commercial catering kitchen, walk in chiller and freezer, ground floor beer store, office, staff WC, staff changing room and various storage areas.

The private accommodation is located on the first floor and is currently configured as 3 flats. Additionally, there is a further redundant bedroom and storage areas.

- Flat 1: Two bedrooms, living room, kitchen, bathroom, additional lounge (ground floor) and private external yard. Benefits from external access.
- Flat 2: One bedroom, reception, kitchen and bathroom.
- Flat 3: Once bedroom, living room, kitchen and bathroom.

Externally, the property benefits from a grassed beer garden and trade terrace which has the capacity to accommodate around 100 covers. There is car parking for around 75 vehicles (excluding the Premier Inn lease car parking).

The property's total GIA is circa 8,125 square feet and it sits on a plot size amounting to around 3.631 acres (excluding the Premier Inn title).

Tenure

Freehold. The property is held under Title Number NN139526 and the Title Plan is included on page 5. Part of the site is let to Premier Inn Hotels Limited on a 999 year lease at a peppercorn rent expiring in 24/03/3003. Further details are available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand that the property is connected to mains electricity and water. Gas is supplied to the property via an LPG tank. The property is not on mains drainage and there is a septic tank for all waste water.

Interested parties must rely on their own enquiries to confirm the supply of services.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Stock in Trade

Stock in trade and unbranded glassware will be purchased at valuation upon completion.

TUPE

TUPE regulations may apply.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £61,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

EPC

An EPC has been requested.

Virtual Tour

<https://my.matterport.com/show/?m=7Cgy2QgAYnn&help=1>=1&ts=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

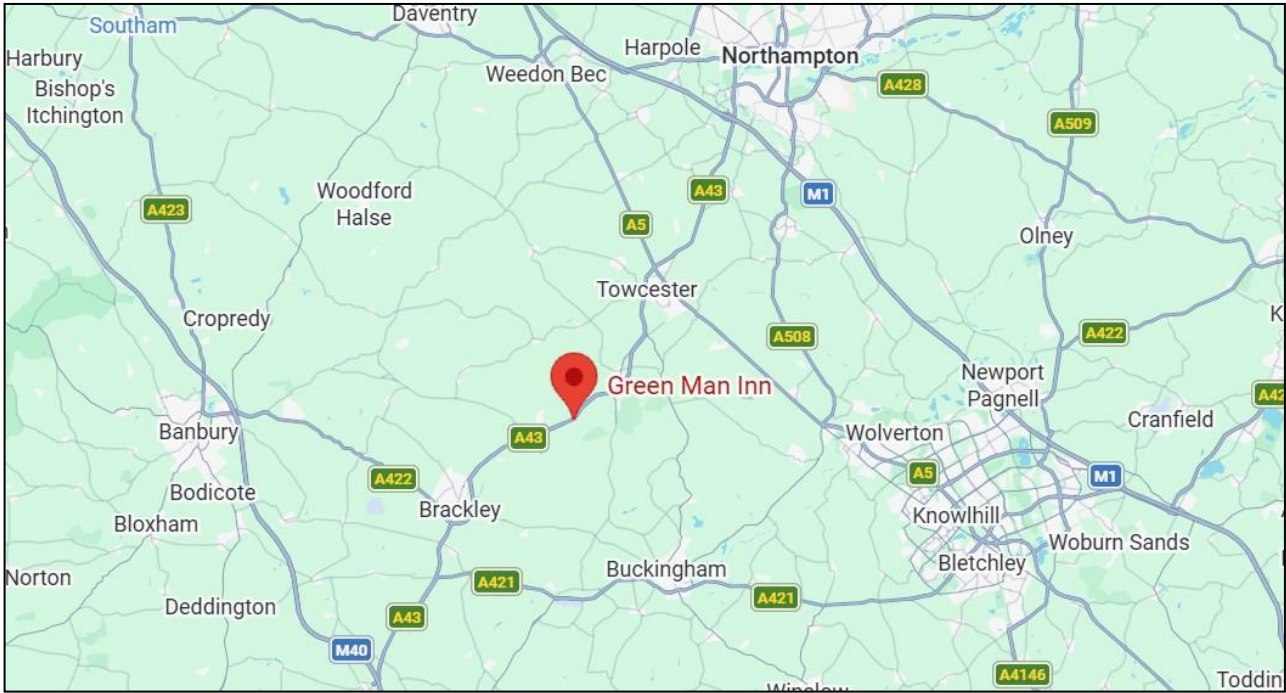


Contact: George Walker
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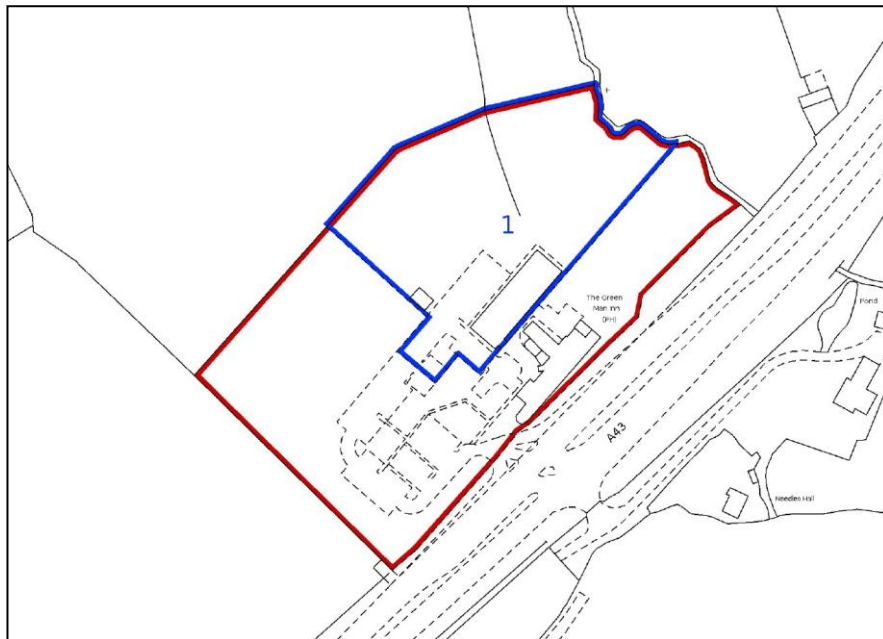




Location Plan

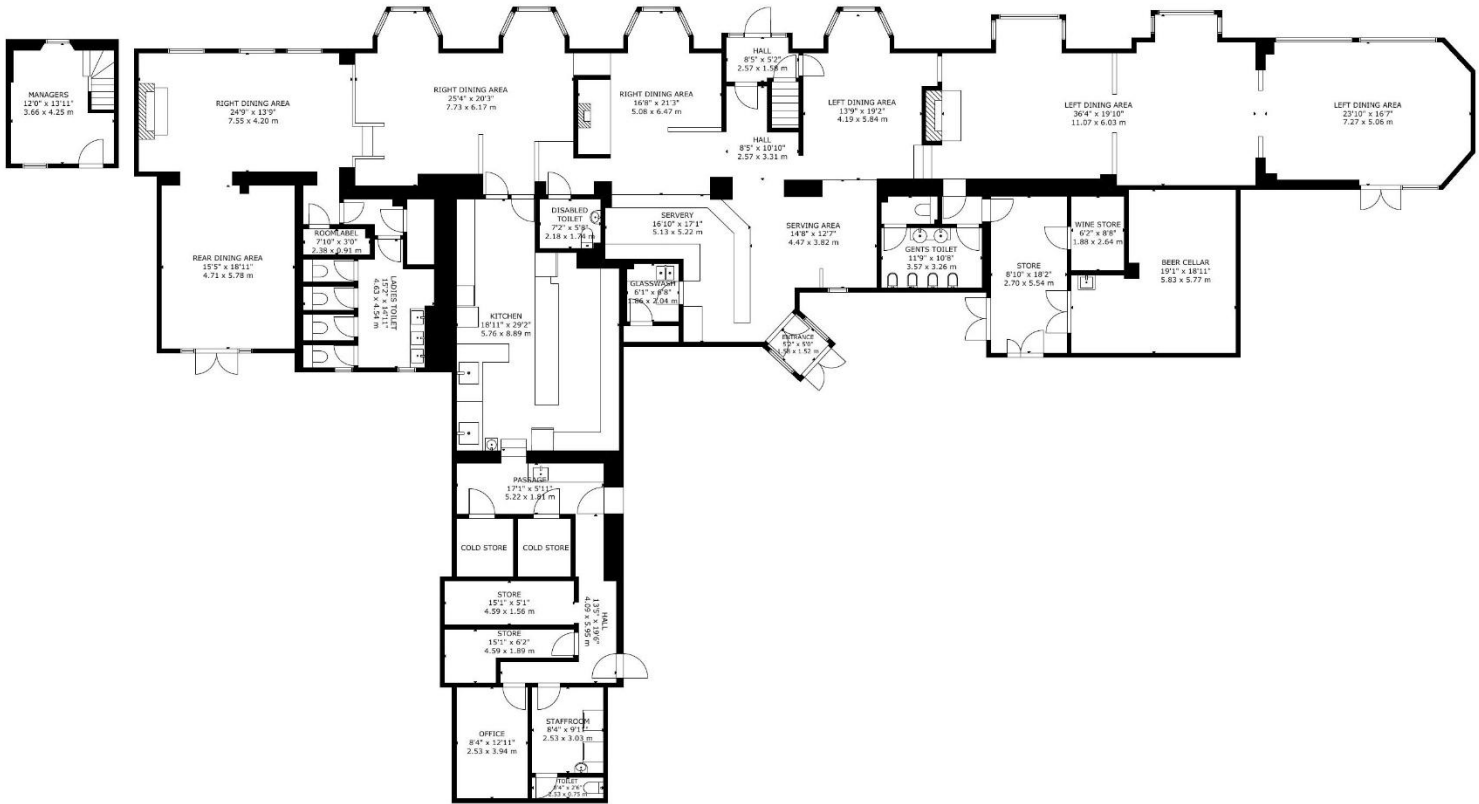


Site Plan



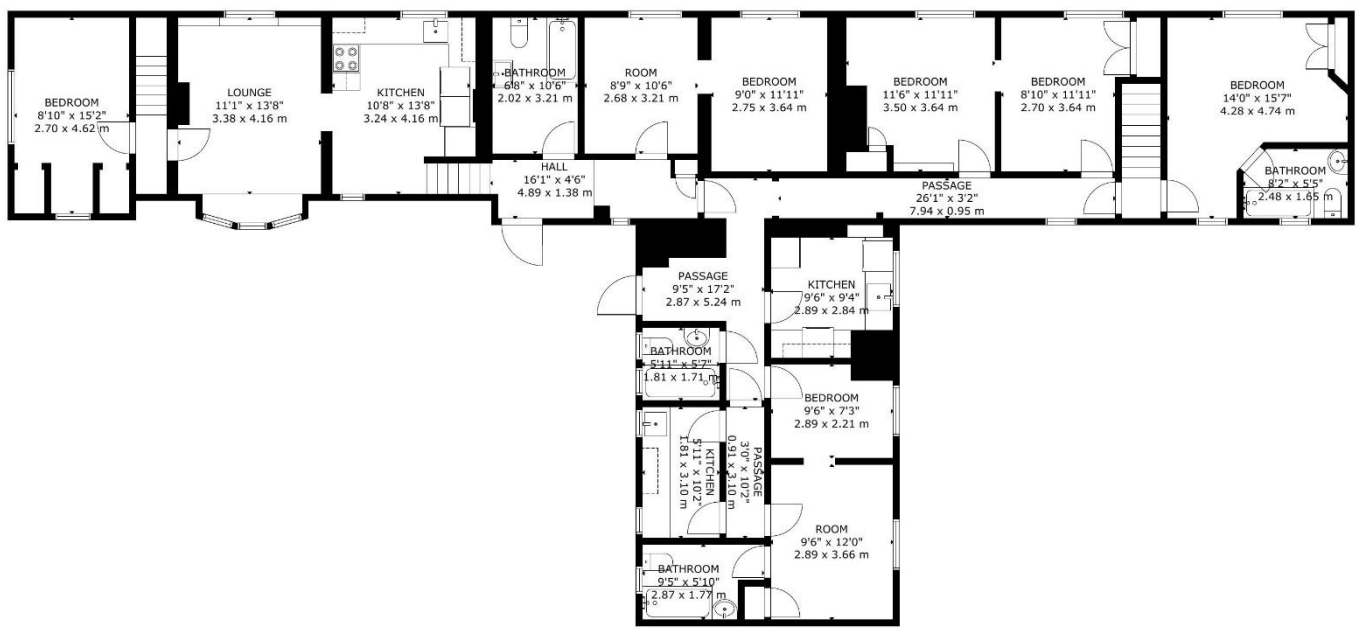
Important notice

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GROSS INTERNAL AREA
 TOTAL: 754 m²/8,125 sq ft
 GROUND FLOOR: 553 m²/5,957 sq ft, FIRST FLOOR: 201 m²/2,168 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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FIRST FLOOR

Our Services & Offices

