



The Sun Inn

6 Mill Road, Kislingbury, Northampton, Northamptonshire, NN7 4BB

Tenure: Freehold Offers Over:

£325,000

Ref: 96627

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Detached, three-storey public house and restaurant
- Picturesque village close to M1 and Northampton
- Three internal trade areas, beer garden and patio
- Fitted commercial kitchen and ground floor cellar
- Dedicated owners' flat with domestic kitchen
- Successful business with net sales over £415,000

Location

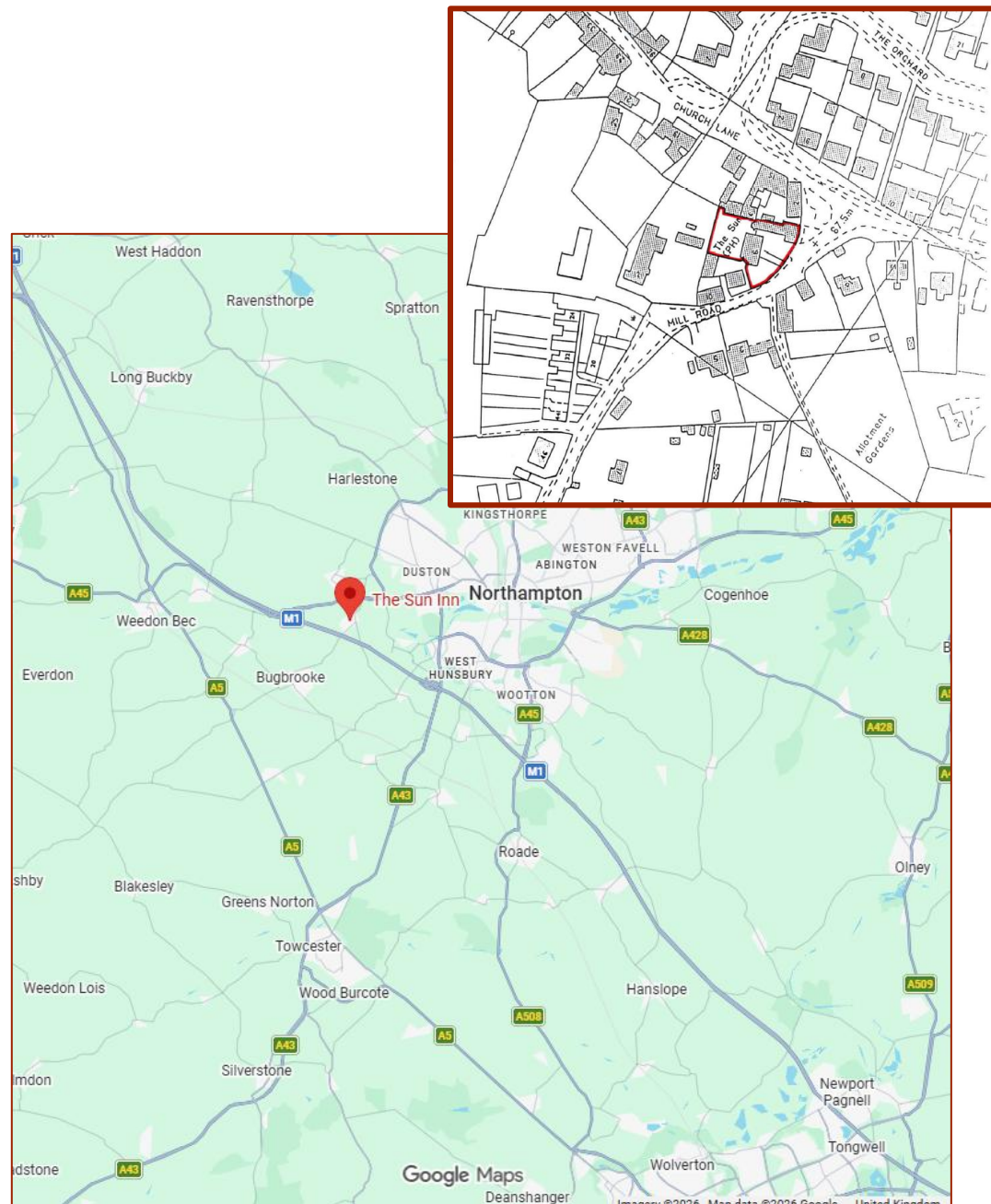
The Sun Inn is situated in the conservation area of the picturesque Northamptonshire village of Kislingbury. The village is located 4.6 miles west of Northampton, 9.6 miles east of Daventry and 2.4 miles east of junctions 15A and 16 of the M1, a 193-mile north-south motorway which connects London to Leeds. According to the 2021 census the village had a population on 1,324 with it looking set to rise as a proposal for 80 homes off Upton Valley Way North has been submitted and an approved second phase of 48 homes by Spitfire Homes at the Pembleton site is underway.

Kislingbury benefits from a number of amenities which include a village store, a primary school, a modernised village hall and a 12th century church dedicated to St Luke. The village is surrounded by picturesque countryside, ideal for walking and cycling, although Sixfields Leisure Park is only a short drive away and houses a football stadium, a cinema and various restaurants. Larger shopping outlets, supermarkets and fuel stations can be found in the nearby town of Northampton.

The Property

The Sun Inn, which dates back to 1866, occupies a Grade II listed, three-storey, detached stone building under a thatched roof (re-thatched in 2021). It is located on Mill Road in the centre of the village.

The property briefly comprises:



Trade Areas

FRONT ENTRANCE PORCH providing entry to the MAIN BAR which has seating for 20, TGV flooring, a wooden main BAR SERVERY, an external rear door to the trade patio/garden and entry to both GENTLEMEN'S and LADIES' TOILETS. The latter include baby changing facilities.

MIDDLE BAR with seating for 8, carpet flooring, an additional front entrance door and an extension of the BAR SERVERY.

RESTAURANT/LOWER BAR with seating for 22 and carpet flooring.

Behind the bar is a fully-fitted COMMERCIAL KITCHEN with potwash area and fridge/freezer store, as well as an enclosed staircase to the first floor accommodation.



Owners' Accommodation

FIRST FLOOR

LANDING with staircase to the second/top floor. DOUBLE BEDROOM. LOUNGE. KITCHEN/DINER/OFFICE. BATHROOM.

SECOND/TOP FLOOR

LANDING. SHOWER ROOM currently utilised as a storeroom. DOUBLE BEDROOM.

External

Front TRADE PATIO with open and sheltered seating for 70 and BRICK OUTBUILDING 1/CELLAR comprising a cool room and a storeroom. REAR TRADE PATIO/LAWNED BEER GARDEN with combined seating for 30 and BRICK OUTBUILDING 2 which contains the central heating boiler. Customer parking can be found on the surrounding residential streets.





The Business

The Sun Inn is owned by three directors, one of whom operates the business with the assistance of 13 part-time staff. The Sun Inn is a traditional community public house that also attracts a strong destination trade. The premises is renowned for its large number of regular events and functions which include charity fundraisers, live music gigs, quizzes, open mic nights and poker evenings. The venue also hosts a regular book club.

Although trade is split 80/20 in favour of wet sales, a wide range of food is served. The menu includes pizzas, curries and pies, and the public house hosts an annual sausage and cider festival which we understand is always well attended.

The annual net turnover for year ended 31 March 2026 stood at £416,335. Further accounting information will be provided to serious parties following a formal viewing.











Tenure & Price

FREEHOLD – OFFERS OVER £325,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 09:00 – 00:00

Friday and Saturday: 09:00 – 02:00.

Opening hours

Monday to Friday: 17:00 – 23:00

Saturday: 12:00 – 23:00

Sunday: 11:00 – 22:30

Services

All mains services are connected.

The property benefits from both fire and intruder alarms as well as a six-camera CCTV security system.

Rateable Value: £10,000 as at 1 April 2026.

Local Authority: West Northamptonshire Council.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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