



Northwick Arms

High Street, Ketton, Stamford, Rutland, PE9 3TA

Tenure: Lease Premium: £15,000

Ref: 94671

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Desirable Rutland village close to the A1
- Detached, 4 bedroom public house & restaurant
- Main bar (32), snug (16) & function room (70)
- Rear car park (20) & lawned trade garden (100+)
- Ground floor cellar & practical commercial kitchen
- New free-of-tie lease opportunity with modest rent

Location

The Northwick Arms is situated in the conservation area of the popular Rutland village of Ketton, located 3.7 miles west of Stamford, 9.8 miles southeast of Oakham and 2.5 miles west of the A1 motorway.

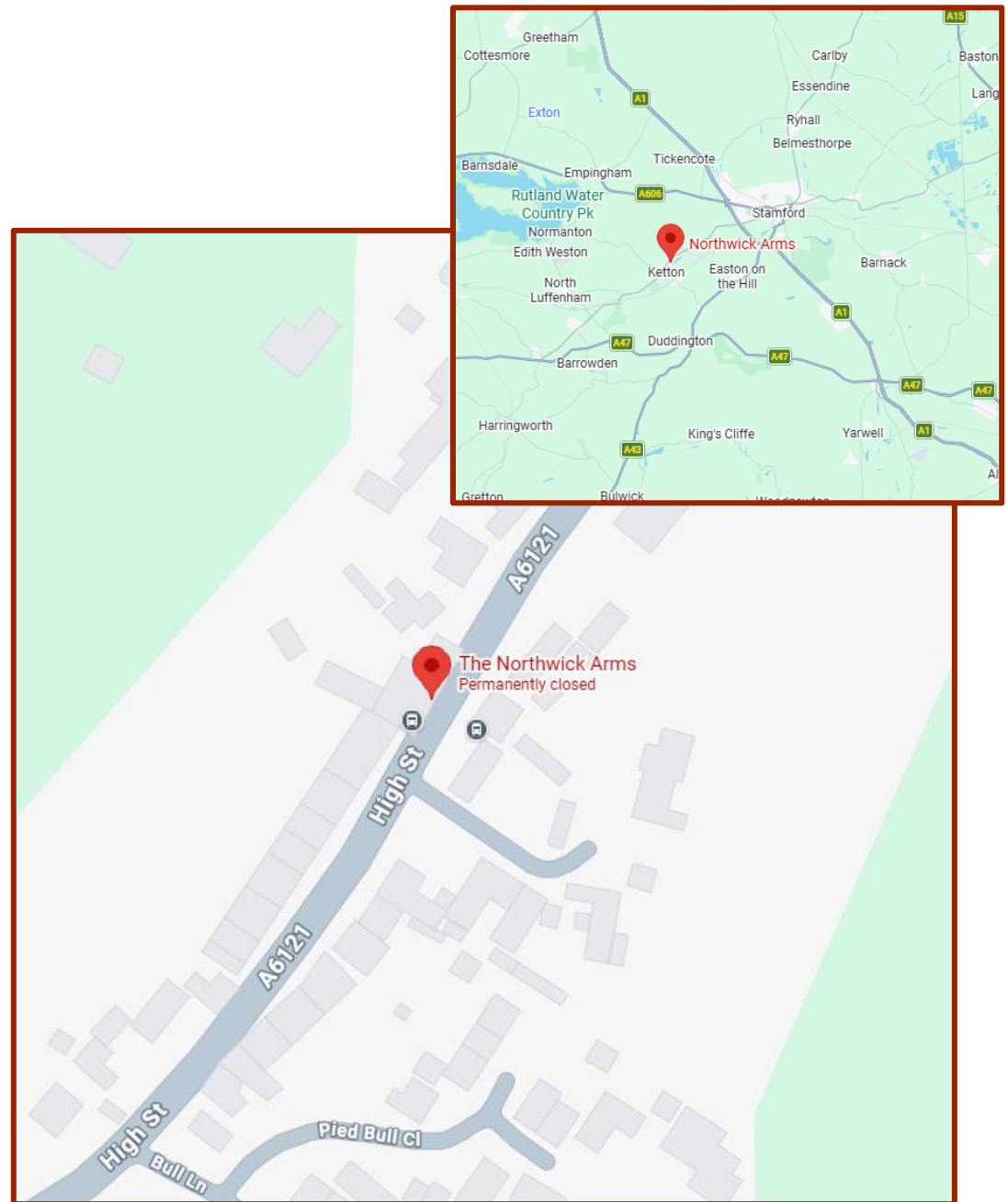
Ketton has a variety of notable amenities which include a Church of England primary school, a community and fitness centre, a scout hall, a cement works, a post office, a library and a playground.

The nearby town of Stamford provides larger shopping outlets, supermarkets, fuel stations and a train station managed by East Midlands Railway. The majority of rail services are operated by CrossCountry on its Birmingham to Stansted Airport route between Oakham and Peterborough. The nearest airport can be found 41.1 miles northwest at East Midlands International Airport.

The Property

The Northwick Arms occupies a two storey, detached, stone building under a part slate, part Collyweston slate, part flat felt roof. It is purported to date back to the early 1800s, although it is not listed.

The property benefits from being located in a prominent position on the village high street.



Trade Areas

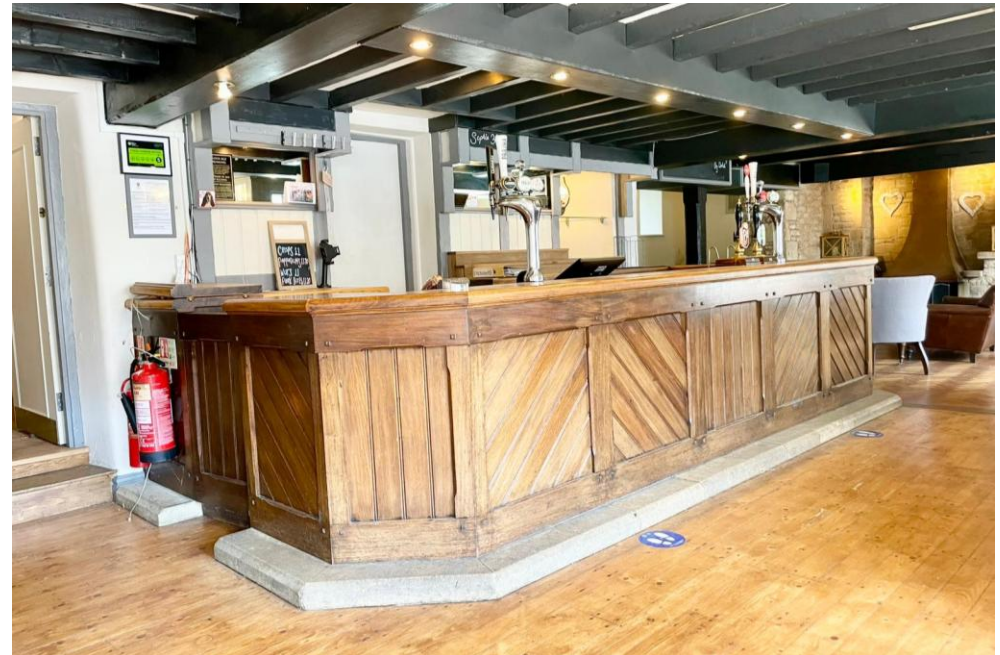
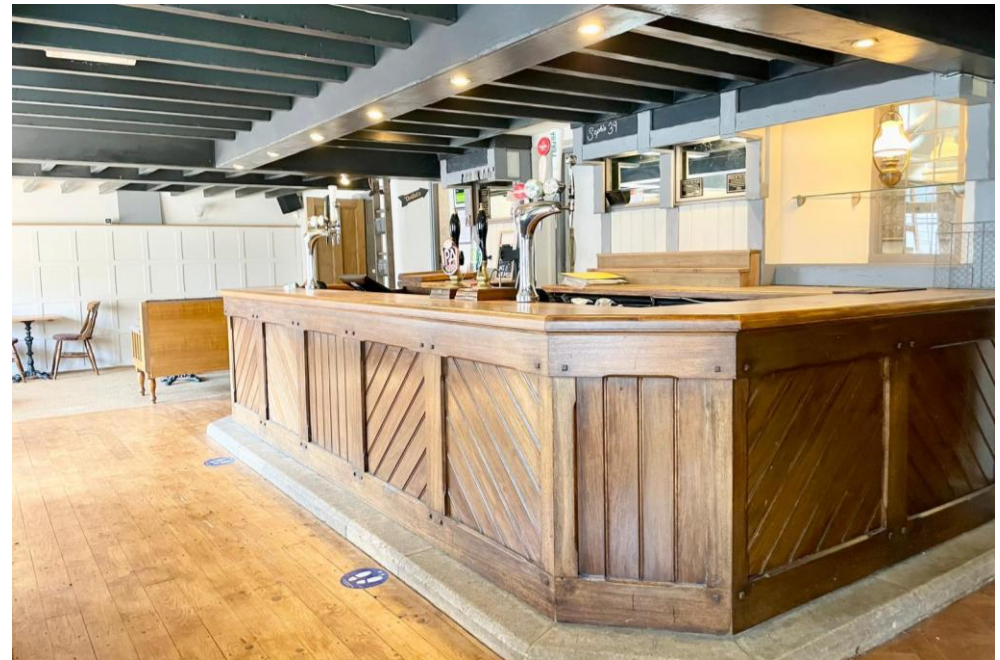
GROUND FLOOR

- Front entrance porch.
- MAIN BAR with seating for 32, hardwood flooring, an open fireplace, feature ceiling beams, exposed stone walls and a wooden bar servery with a service area and pantry behind.
- Ground floor CELLAR with a barrel drop leading up to the function room and an additional room utilised as a wine store.
- BUFFET AREA/SNUG with seating for 16, tile flooring, exposed stone walls and feature ceiling beams.
- COMMERCIAL KITCHEN with 'in & out' service doors and access to the private entry hall with a staircase to the first floor accommodation and a rear external door.
- Inner hall with access to both LADIES' and GENTLEMEN'S TOILETS and a rear external door to the smoking shelter.
- 'Northwick Hall', a FUNCTION ROOM with seating for up to 70, hardwood flooring, an external side door to the rear car park and a wooden bar servery with laundry/service area behind. The latter benefits from a pull-down ladder loft hatch to an attic storage area.

Owners' Accommodation

FIRST FLOOR

- 4 DOUBLE BEDROOMS. (one of which is currently utilised as a lounge)
- KITCHEN/DINER.
- BATHROOM with separate shower cubicle.
- Separate WC.
- ROOF TERRACE utilised as a fire escape.





External

- Rear CAR PARK with space for 20 vehicles.
- Decked SMOKING SHELTER.
- Rear FIELD/GRASS AREA which could be utilised as a trade garden with seating for 100+.
- Detached, single storey, stone OUTBUILDING with pantile roof, utilised as a general storage space.
- Single storey, stone OUTBUILDING/SINGLE GARAGE with roller shutter door and a connected storage outhouse.

The Business

The Northwick Arms ceased trading in November 2020 during the Covid-19 Pandemic. Prior to its closure, the business operated as a destination, food-led public house and restaurant which also benefitted from a loyal community drinking trade. The venue was used to hold parish council meetings and gatherings of local societies as well as regular events such as quizzes, bingo nights and live music sessions.

Our clients are now offering the Northwick Arms to the leasehold market in order to find an enthusiastic and long-term tenant.

No trade is sold or warranted and historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to the likely level of trade which could be enjoyed at this outlet.









Licences

A full premises licence is held allowing the sale of alcohol between the hours of:

11:00 to 01:00 – Monday to Saturday

12:00 to 01:00 – Sunday.

Services

All mains services are connected. The property also benefits from a fire alarm.

Please note: the property is listed as an Asset of Community Value.

Rateable Value: £6,000 as at 1st April 2026.

Local Authority: Rutland County Council, Catmose, Oakham, LE15 6HP.



awaiting
epc

LEASEHOLD Premium:	£15,000 to include fixtures and fittings.
TERM	New lease for seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A deposit equivalent to three months' rent in advance.
RENT	£20,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to annual £1,000 rent increases.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.
All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock and working capital as a minimum.	



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