

For Sale

TOWN CENTRE CHARACTER BUILDING

65 Bridge Street
Northampton NN1 1PD



- Grade 1 Listed building
- Suitable for a range of uses (STP)
- Prominent position
- Established hospitality venue
- Rare opportunity

For Sale Guide Price £550,000

Location

The property occupies a prominent corner position on Bridge Street, close to its junction with Kingswell Street and Commercial Street. It is conveniently situated near several public car parks, including St Peter's Car Park, Commercial Street Car Park, and St John's Car Park. Bridge Street is home to a variety of commercial occupiers, including both retail and hospitality operators, and serves as a key thoroughfare within Northampton, providing direct access to both the A45 and A508.

Accommodation

The property is a Grade I listed building, originally constructed in 1138, which has been adapted to accommodate a restaurant use. The internal layout includes a fitted bar, commercial kitchen, modern WC facilities, and ancillary office space. The building retains several period features, such as stained glass windows and vaulted ceilings. A mezzanine floor has been added to provide additional seating within the main hall. Good loading / vehicle access is provided to the rear of the property.

Areas

	Sq Ft	Sq M
Main Hall	1,538	142.88
Secondary Hall	737	68.47
Office / Storage	264	24.53
Kitchen	362	33.63
Gallery	343	31.86
TOTAL	3,244	301.37

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Guide Price £550,000

Terms

The premises are available freehold with vacant possession.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £28,000

Rates Payable: £12,096

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated. We understand that VAT will be applicable upon the sale price.

EPC

Available upon request

Services

We understand that all mains services including water, gas, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

Ravi Varambhia - Underwoods

rv@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 774149

Charles Church - Underwoods

cc@underwoods.co.uk

Telephone: 01604 404060

Direct Line: 01604 783004



[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: [underwoods.co.uk](http://www.underwoods.co.uk)