



QUALITY VILLAGE INN & RESTAURANT,
MUCH ORIGINAL CHARACTER & CHARM,
6 E/S LETTING ROOMS, 3 ROOM
PRIVATE ACCOMMODATION, NEAR
DONINGTON PARK EVENTS & RACE
TRACK & EAST MIDLANDS AIRPORT



The Hardinge Arms, Main Street, Kings
Newton, Melbourne, Derby, Derbyshire,
DE73 8BX

OFFERS ON £75,000
LEASEHOLD

LOCATION

Centrally located within the highly regarded village 2 miles Donington Park Race Track & Events, 4 miles East Midlands Airport.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

Head Office: 18 The Ropewalk, Nottingham, NG1 5DT

T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Nicely fitted and presented inn, pub & restaurant with considerable scope to develop the existing business which, by choice, operates weekday evening and weekends only and yet produces net sales in the order of £300,000 p.a. excluding VAT. Run by management who wish to retire, thereby offering new owner operators a fantastic opportunity to develop the business.

THE PREMISES & TRADING FACILITIES

Retaining much original character and charm the trading facilities comprise a lounge bar with beamed ceilings and flagstone floor, a restaurant for 40 plus diners and an attractive outside trading terrace and car park. There are 6 well appointed en-suite letting bedrooms in a separate former stable block. Well equipped commercial catering kitchen facility and ancillary areas.

TRADING INFORMATION

Operated by management couple who wish to retire, we are advised by our clients that the business produces net annual sales of around £300,000 excluding VAT. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Situated on the first floor comprising 3 rooms, a kitchen and a bathroom.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a renewable 25 year private commercial lease with a current passing rent in the order of £30,000 p.a.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

£75,000 for the leasehold of premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.