

The Waltzing Weasel, Derbyshire

10311



SUPERB ACCOMMODATION BASED
BUSINESS OPPORTUNITY, SUPERIOR
SPECIFICATION, 2 LOUNGES, 2 DINING
ROOMS, 8 E/S BEDROOMS, 4 ROOM
PRIVATE APARTMENT, STUNNING
DERBYSHIRE PEAKS VIEWS



The Waltzing Weasel, 8 New Mills Road,
Birch Vale, High Peak, Derbyshire, SK22 1BT

GUIDE PRICE £695,000

FREEHOLD

LOCATION

Located just off the A624 between Buxton and Glossop in the Derbyshire High Peak, close to Kinder Scout.

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

This former country inn pub & restaurant has been substantially refurbished throughout and now offers a fantastic accommodation based business opportunity in a stunning location. The lounge bar and dining areas remain intact and could be resume licensed operations if required. An exceptional opportunity in a highly popular year round tourist hot spot in the High Peaks area of Derbyshire.

THE PREMISES & TRADING FACILITIES

Comprehensively refurbished and refitted throughout to now offer a lounge with original feature bar servery with through access to a dining room and lounge. Superb recently refitted dining kitchen for accommodation guests, an amazing garden terrace lounge with stunning High Peak views. There are 8 en-suite bedrooms including two four poster bedrooms and the accommodation currently used as private accommodation with 4 rooms could easily provide some additional rooms. There is a paved seating terrace and garden and a good size car park.

OWNERS ACCOMMODATION

Comprising 4 rooms and a bathroom over first and second floor levels.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold

VAT

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

EPC

The energy rating is C.

GUIDE PRICE

£695,000 for the freehold premises and trade fixtures and fittings.

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.