

The Bulls Head, Derbyshire

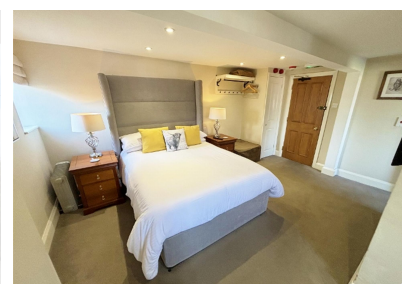
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QUALITY COUNTRY INN &
RESTAURANT, PREMIUM VILLAGE,
GREAT LOCATION, LOUNGE & DINING
60+, 4 EXCELLENT E/S LETTING
BEDROOMS, UNDER MANAGEMENT,
HUGE POTENTIAL

The Bulls Head, 1 Woodville Road,
Hartshorne, Swadlincote, Derbyshire, DE11
7ET

OFFERS OVER £400,000
FREEHOLD OR £75,000 LEASEHOLD



LOCATION

Hartshorne is situated in South Derbyshire at the Heart of the National Forest.

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

Well present country Inn located in a premium village. Trading on traditional lunchtime and evenings only, this is a fantastic opportunity to acquire a successful, strongly supported Inn with 4 superbly presented en-suite letting bedrooms. Good net profits, great potential for hands on owner operator.

THE PREMISES & TRADING FACILITIES

Retaining character and charm the trading facilities provide a lovely lounge bar diner with feature fireplace, exposed walling and heavily beamed ceilings, access through to a raised seating area, in all readily providing 40 plus covers. 4 excellent double/twin letting bedrooms with en-suite facilities. Outside offers a terraced seating area and car park.

TRADING INFORMATION

The trading profit and loss accounts for the year ended 31st December 2024 show net sales of £309,831 from which a gross profit of £173,711 (56%). Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Located to the second floor are 4 rooms, kitchen and bathroom.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold. Our clients will also consider a leasehold sale with a new private commercial lease over a term of years to be agreed to include a freehold purchase option. The commencing annual rent will be in the order of £35,000 p.a. Further details via the sole selling agents.

VAT

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

EPC

EPC rating D.

GUIDE PRICE

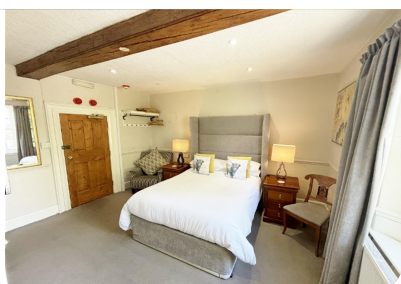
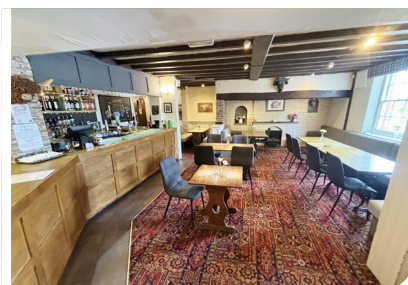
Offers over £400,000 are sought for the freehold or a premium of £75,000 for a lease of the premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

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.