

The Old Post Restaurant, Derbyshire

20648



CHARISMATIC RESTAURANT PRIME SITE IN HISTORIC MARKET TOWN, HEAVILY BEAMED DINING AREAS, CIRCA 28 COVERS, BAR, IMMACULATE THROUGHOUT, LOVELY 4 ROOM ACCOMMODATION, PRIVATE LEASE

The Old Post Restaurant, 43 Holywell Street, Chesterfield, Derbyshire, S41 7SH

GUIDE PRICE £30,000

LEASEHOLD



LOCATION

Occupying a highly visible prime site in the historic market town of Chesterfield.

VIEWING ARRANGEMENTS

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

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

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



TOP 50 GASTROPUBS



THE BUSINESS

Highly impressive restaurant of immense character occupying a prime site in the thriving historic market town of Chesterfield. Our clients choose to trade the business 4 evenings only per week thereby offering new owners fantastic scope to grow the trade with daytime opening. Beautifully presented throughout, held on very attractive private lease terms.

THE PREMISES & TRADING FACILITIES

Heavily beamed restaurant for around 28 covers, bar plus an attractive outside courtyard trading area. Well equipped commercial catering kitchen facility and ancillary areas.

TRADING INFORMATION

Our clients choose to trade the business 3 - 4 nights per week only which is reflected in the annual sales of around £100, 000 p.a. excluding VAT. Massive scope to grow the trade given the prime location of the premises. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Situated on the first floor comprising 4 rooms plus 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 10 year private commercial lease with approximately 5 years remaining. The current rent is around £21,400 p.a.

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 D.

GUIDE PRICE

Offers in the region of £30,000 are sought for the lease, 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.