



WELCOMING VILLAGE PUB IN GREAT LOCATION, LOUNGE BAR, SNUG LOUNGE, CONSERVATORY DINER, SITE OVER AN ACRE, GREAT OUTSIDE TRADING FACILITIES, LEASEHOLD & FREEHOLD OPTIONS

The Coach & Horses, 47 Church Street, Horsley, Derby, Derbyshire, DE21 5BQ



Guide Price £495,000 FREEHOLD OR £35,000 LEASEHOLD

LOCATION

Thriving Derbyshire village located approximately 8 miles north of Derby just off the A38.

VIEWING ARRANGEMENTS

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

THE BUSINESS

A welcoming village pub of character centrally located in the thriving, highly sought after Derbyshire village of Horsley. Well supported by locals and surrounding villages, the pub has largely been well led and offers great potential for significant growth. Planning consent has been granted to extend the facilities to provide an additional restaurant. Great opportunity to acquire a very desirable pub in an attractive village location.

THE PREMISES & TRADING FACILITIES

The trading facilities are very well fitted and presented inside and out and comprise a lounge bar, character snug lounge and a conservatory dining room. There is a well equipped commercial kitchen and excellent ancillary areas. The extensive well maintained gardens with paved terrace areas, in all extends to around 1 acre and there is a good size car park.

OWNERS ACCOMMODATION

Situated on the first floor comprising 4 rooms plus a kitchen and a family bathroom.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold. Our client will also consider offering a new private lease over a term of years to be agreed with a commencing rent anticipated to be in the order of £36,000 p.a. The lease will include a freehold purchase option.

VAT

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

GUIDE PRICE

Offers around £495,000 freehold or a leasehold premium of £35,000 to include the inventory of trade fixtures and fittings.

EPC

The energy rating is D.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



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