

FOR SALE BY AUCTION

The Boot Inn, Repton, Derbyshire



Guide Price: £40,000

Tenure: Leasehold

Rent: ONLY £17,600

Turnover: Sales for Y/E March 09 are circa £190,000 (incl. VAT)

Current sales circa £210,000 incl. VAT

Trade Split: 65% wet, 20% accommodation, 15% food

Landlord: Enterprise Inns

Agent: Guy Simmonds 01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the highly impressive and traditional 19th century Boot Inn situated in the highly desirable and affluent village of Repton, Derbyshire.

National Sales Director Martin McConnell said “this delightful village inn is being sold by **‘AUCTION’** (*unless previously sold by private treaty*) on Wednesday 28th April 2010 with a guide price of £40,000 for the leasehold interest. Being currently operated *on reduced hours* and also on a mainly *wet led basis* offers a new *hands-on fully focussed owner operator* with either experience of running a food orientated outlet or possessing the focus, drive and passion for food; enabling them to utilise the well equipped trade kitchen to expand on the existing food offering, which will automatically have a direct positive impact on the ‘bottom line net profit!’

This charming business is a well positioned and substantial premises and features a Public Bar (circa 30+), a traditional Lounge Bar (30+) with a delightful exposed beamed ceiling and 5 exceptional Letting Bedrooms all with superior en-suite facilities. There is also a well fitted Commercial Catering Kitchen. The excellent owner’s accommodation comprises 2 good sized bedrooms both with en-suite shower rooms and a large lounge. There is a patron’s car park for circa 8/9 cars and a good sized beer garden.

McConnell added “This is an extremely rare opportunity to procure an excellent business and home offering tremendous potential and a superb quality of life in this enviable locale. We expect the auction to produce an immense number of enquiries with a sale to be finalised at the *‘fall of the hammer’* on the day.”