

# FOR SALE BY AUCTION – ONSITE ON WED 28<sup>TH</sup> APRIL AT 6PM.

## The Boot Inn, Repton, Derbyshire



**\*NEW\* Guide Price:** £25,000

**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 19<sup>th</sup> 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 28<sup>th</sup> April 2010 with a guide price of £25,000 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.”