

SOLD AT AUCTION BY GUY SIMMONDS

The Star Inn, Lower Pilsley, Derbyshire



Tenure: Freehold

Turnover: Advised sales for Y/E March 2009 circa £150,000 (incl. VAT).

Trade Split: 100% wet

Sales Agent: Guy Simmonds
01332 865112.

Leading National Licensed Property Agents Guy Simmonds has sold the highly impressive and traditional 19th century Star Inn situated in the highly desirable and affluent village of Lower Pilsley, Derbyshire.

National Sales Director Martin McConnell said “this delightful Freehold Freehouse was sold via the ‘AUCTION’ which was held on-site at the pub on the 22nd September 2010 with completion agreed within 28 days.

After prolific marketing and advertising; the day of the auction arrived with the pub being packed and buzzing with activity from both the locals who frequent the pub, and also from prospective bidders. The auction kicked off just after 6pm and was finalised about 20 minutes later with the Star being SOLD on the fall of the hammer!

The successful purchasers were locals Paul Hill and his partner Wendy Rushforth. Paul and Wendy are experienced licensees having a wealth of knowledge both of the trade and also locally and are extremely excited at taking over the helm at the Star Inn. Having been previously operated on massively reduced hours and on a 100% wet led basis, Paul and Wendy are looking to re-introduce a food offering to complement the wet side of the business.

McConnell added “This was an extremely rare opportunity to procure a business and home offering tremendous potential and a superb quality of life in this enviable locale. The auction, as expected, produced an immense number of enquiries with a sale concluded at £185,000 off a guide price of £190,000 for the Freehold entirety. We are in urgent need of more top quality businesses throughout the U.K like the Star Inn for ready and waiting purchasers”.

On a final note the specialist Guy Simmonds on-site auction service is proving extremely successful in this current climate and achieves the highest market price for the vendor with a secure purchaser on the fall of the hammer!