

## Pub For Sale



A Free of Tie Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds:

**STUNNING & SUCCESSFUL 16TH CENTURY STONE BUILT “FREE OF TIE” COUNTRY INN & RESTAURANT SITUATED NR. BRACKENFIELD ON MAIN ‘A’ ROAD EN-ROUTE TO MATLOCK BATH & THE PEAK DISTRICT**



### **The Plough Inn at Brackenfield,**

**Matlock Road, Nr. Alfreton, DERBYSHIRE**

**Asking Price: £49,000.**

**Tenure: Free-of-Tie Leasehold.**

**Turnover: circa £360,000 (inc. VAT) Year End March 2015. Split: 30% Wet / 70% Food.**

**Rent: circa £20,000 + VAT per annum.**

**Guy Simmonds 01332 865112**



This immaculate Freehouse Inn and Restaurant is situated adjacent to the busy main A615 (Matlock Road) close to the desirable villages of Brackenfield and Wessington, and is surrounded by similar affluent villages. This route also benefits from the huge influx of tourists visiting the popular destinations of Matlock and Matlock Bath, which are approx. 3 miles away. The business is also en-route and adjacent to the tourist “magnet” of the magnificent Peak District which attracts millions of visitors annually.



The premises are immaculate and absolutely full of character and charm with exposed beams and stonework prevalent throughout. The furnishings are a high quality standard throughout and in keeping with this lovely building. The trading areas are split into superb intimate areas seating approx. 60-80 (depending on layout etc.) and exude a lovely warm and cosy atmosphere, epitomising a charming traditional English Country Inn/Restaurant.



Also included are the lovely gardens/external drinking areas with superb views, a large car park and owner’s accommodation consisting of two separate flats or large three bed accommodation.

This is a successful and profitable business with an excellent reputation. The current lessees may be receptive to staying to help the new buyers for the first week to ensure a smooth and successful transition.

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7768>

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