

Pub For Sale



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

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



The Plough Inn, Matlock Rd, Brackenfield, Derbyshire

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 approximately 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 & 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 owners accommodation consisting of 2 separate flats or large 3 bed s/c accom.



Asking Price £59,000

Private Free Of Tie Lease with a rent of £20,000 per annum.

Annual Turnover circa £360,000 (incl. VAT)

Trade Split 30% wet and 70% food.

Sales Agent – Guy Simmonds 01332 865112.

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

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