

\*\*\*\*\* Pub for Sale in the Peak District \*\*\*\*\*



**The Lantern Pike Inn**  
**Little Hayfield, Peak District**  
**National Park, Derbyshire**

**Price:** £49,950  
**Tenure:** Leasehold  
**Turnover:** circa £231,600 (incl. VAT) year ending April 2015.  
**Rent:** £23,450 per annum  
**Landlord:** Enterprise Inns  
**Trade Split:** circa 32% Food, 45% Wet & 23% Letting.  
**Agent:** Guy Simmonds  
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This business is located in the lovely picturesque conservation area hamlet of Little Hayfield on the A624 between Chapel-en-le-Frith (4 miles) and the thriving market town of Glossop (5 miles) in the heart of the Peak District National Park.

This characterful 18th century former farmhouse is steeped in history and has been an Inn since 1844. It is here that Tony Warren sat in a corner and wrote the very first episodes of Coronation Street. The property is of stone construction and sits under a pitched, stone roof. Entrances to the front and rear of the property provide access to all the trading areas. These consist of: Lounge/Bar area (circa 30 plus standing) with exposed wooden ceiling beams looking down on historic Coronation Street memorabilia from 1960 adorning the walls either side of a stone built open coal fireplace; Snug (16 covers) has exposed wooden beams to both the ceiling and walls complimented by a stone built fireplace with inset multi fuel burner to one end; Breakfast/Dining Room (24 covers) is to the side of the property with relaxing views from the window of the Peaks and sheep in the surrounding fields and hills - a popular place to sit! This room has exposed wooden ceiling beams and exposed stone walls adding to the ambience and atmosphere. A small Private Dining area (8 covers) leads off from this room.



There is a Commercial Catering Kitchen with 5\* EHO rating and prep, wash up and dry goods store area leading off. On the lower ground floor is a cellar and additional storage.

The lovely owner's accommodation is located on the 1st floor and converted attic space. This briefly consists of 3 double bedrooms (1 En-suite), lounge/sitting area and bathroom. There are exposed stone walls throughout and exposed wooden beams in the converted attic area. Situated on the 1st floor of the property are 5 En-suite letting rooms consisting of 1 Superior (4 poster), 2 Double and 2 twin rooms that have been accredited with a 3\* Visit England rating. All have tea/coffee making facilities and Flat screen TV. The rooms have private access and some have feature exposed stone walling.

To the rear of the property is a wonderful floodlit 3-tier hard standing patio area with wooden picnic benches (50+ covers) providing grand views from all angles of The Peaks, the valley and beyond. It is no small surprise that this was previously listed in the top 15 British beer gardens guide. A small serving hatch leading directly from the bar provides refreshment on hand and there is a BBQ area to the side. Patron's parking for circa 11 cars and further on street parking is readily available nearby.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7568>



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