

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



The Mill Wheel, Hartshorne, Derbyshire.

Guy Simmonds Managing Director Stephen Taylor states:

“This lovely, substantial, characterful inn and restaurant is located in the affluent sought-after Derbyshire village of Hartshorne surrounded by rolling countryside and other highly affluent villages, including Ticknall, Melbourne etc. The

National Trust tourist attraction of Calke Abbey is also a few minutes’ drive away and the corporate employees of Rolls Royce and Toyota are relatively close, forming part of the wide-based potential customer clientele. Other landmarks, within a trade catchment area include famous Donington Park and East Midlands Airport, where a plethora of businesses are based, including DHL etc.

This is a superb opportunity for a shrewd ‘hands-on’ operator to acquire a business (presently and healthily ‘ticking over’ under management at its current trading level), taking it to the next obvious trading level, and reap the obvious potential lucrative financial rewards. The stipulated premium and rent are set at a realistic figure for an approved suitable applicant, with the desired business acumen.”

This charming 2-storey village inn sits on a large plot and is of brick construction under a pitched, tiled roof. A welcoming entrance porch to the front provides direct access to all the trading areas. These consist of: Lounge-Bar/Diner (c45+ plus standing) has leather Chesterfield armchairs set around an Inglenook fireplace with open log fire beneath, areas of exposed brickwork and exposed wooden beams and a feature 24’ diameter 19th Century over shot water wheel. There is also a bar server of wood construction with coffee service station and cask ales on offer. Restaurant (c50+ covers and ideal for private functions etc) is located on the 1st floor and has an open ceiling with exposed wooden beams, joists and rafters. To one end of the room is a wooden bar server area with pizza kitchen and double pizza ovens while to the other end is a large glass window providing further views from above the 24’ water wheel.



Ground floor Beer Cellar with 8 cask tils. Fully equipped Commercial Catering Kitchen. The owner's accommodation has 2 good-sized en-suite Bedrooms and provides an opportunity to use for letting purposes, if desired by new operators.

To the front of the property is a spacious and highly attractive split-level Al Fresco Area (circa 80+ Covers) with established shrubbery borders. The large lined Patron's Car Park has spaces for circa 36+ cars.



Price: £49,995 premium, to include F&F and goodwill.

Tenure: New Private FREE OF TIE
Leasehold opportunity

Rent: £35,000 per annum

Turnover (annual): circa £397,000 (inc VAT). Presently run under temporary management.

Trade split: 50% Wet; 50% Food
Sales Agent – Guy Simmonds
01332 865112.

For more details, please click on:

<https://pubs.guysimmonds.co.uk/businesses/details/3055/8279L>

Or please PHONE 01332 865112
OR email: info@guysimmonds.co.uk

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