

# Location Report



## THE PEAK DISTRICT/ MIDLANDS AND THE NATIONAL PUB LICENSED PROPERTY MARKET IN GENERAL

### BUOYANT FIRST HALF YEAR SALES

Free valuations for vendors and consultation to discuss  
current/future exit strategy.

Stephen Taylor, MD, Guy Simmonds

Leading National Licensed Property Agents Guy Simmonds are pleased to report the market for the company is extremely buoyant for the first half year in 2017.



Ref: 7768 The Plough Inn at Brackenfield,  
Derbyshire

Free-of-Tie Leasehold £49,000

Completions up to and including Q2 have ranged from Pub Co lease assignments from £25,000 - to Freeholds selling at £3,300,000. The uncertainty of current/impending Brexit negotiations and the General Election have so far resulted in no negative impact upon our sales, and viewings taking place with prospective purchasers remain very high. **Our success is attributed to correct valuations consistent with current market conditions, high profile brand & advertising, together with highly professional and personal service.** This formula will remain

paramount/crucial in the uncertain future created, as a consequence of the General Election result.



Ref: 7947 The Roos Arms, Main Street,  
Roos, Hull

Free-of-Tie Leasehold £39,950

Demand for licensed property Nationwide and in the Peak District/Midlands also remains buoyant at Guy Simmonds. The Midlands is a diverse area for licensed businesses with a strong industrial bias in the West Midlands which contrasts with beautiful and desirable regions such the Peak District. The Peak District is renowned for being extremely affluent, in addition of course to attracting a massive influx of tourists all the year round which are estimated to be in the region of 10 million annually. It is considered one of the most visited national parks in the world, reaching into 5 lovely

counties: Derbyshire, Cheshire, Staffordshire, Yorkshire, Greater Manchester. An estimated 20 million people live on 'the doorstep' – within one hour's journey of The Peak District. Consequently, it offers 'the best of both worlds' being both a great place to live and run a successful business. In addition, the expanding 'staycation' holiday market looks set to increase this massive appeal yet further.



Ref: 7949 The Milton Hotel, Llanwern, Nr. Newport, Gwent

Free-of-Tie Leasehold £29,950

**Quality village inns and restaurants throughout the whole of England and Wales are the most highly sought-after units in both the freehold and leasehold sectors.**

If letting bedrooms are included, then the business becomes even more desirable to our purchasing clients.



Ref: 7941 The New Inn, Tinkers Lane, Halse, Nr. Taunton, Somerset

Free-of-Tie Leasehold £25,000  
or Freehold £350,000

**Tied leases** are still finding buyers, providing annual rental and asking prices are realistic. **Free-of-tie leases are in huge demand NATIONALLY** and Guy Simmonds have been specialising in both the creation of these and subsequent sale for over 35 years. Many of these leases are available at similar annual rents to tied leases, with the added benefit of achieving huge barrelage discounts. We advise retiring/investor freeholders on the creation of these leases with the aim of producing an attractive annual return whilst at the same time retaining the appreciating freehold asset.

**Profitable existing freehold going concerns are in great demand, with some unprofitable units attracting interest from entrepreneurs/developers for change of use.**



Ref: 7946 The Chequers Inn, Ticknall, Derbyshire

Free-of-Tie Tenancy – Nil premium



Ref: 7951 The White Hart, Hemel Hempstead, Hertfordshire

Free-of-Tie Leasehold £175,000

The examples featured and for sale here, are desirable quality businesses, representative of over 300 businesses we are offering for sale to discerning purchasers for 2017. Since demand is high for good value businesses, please check with our office to ensure that these have not yet sold/deposit taken, prior to arranging an appointment to view through Guy Simmonds.

To view our comprehensive selection and sales status of our quality business opportunities for sale (Freehold, leasehold and Free of Tie) click on the ['Pubs & Hotels For Sale'](#) tab at the top of our Home Page.

Further detailed information can be found on our ['Buying & Leasing Advice'](#) tab .

Should you be interested in a free valuation and discuss your exit strategy in confidence with a National Sales Director, please contact Guy Simmonds Head Office on **01332 865112** or email our MD Stephen Taylor [stephen@guysimmonds.co.uk](mailto:stephen@guysimmonds.co.uk)

Alternatively, [please contact us for a free valuation through our website by clicking here.](#)