



Moulders Arms (aka The Thack)

53 Church Street, Riddings, Alfreton, Derbyshire DE55 4BX

Tenure: Freehold

Price: Offers Over £300,000 **Ref:** 95003

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

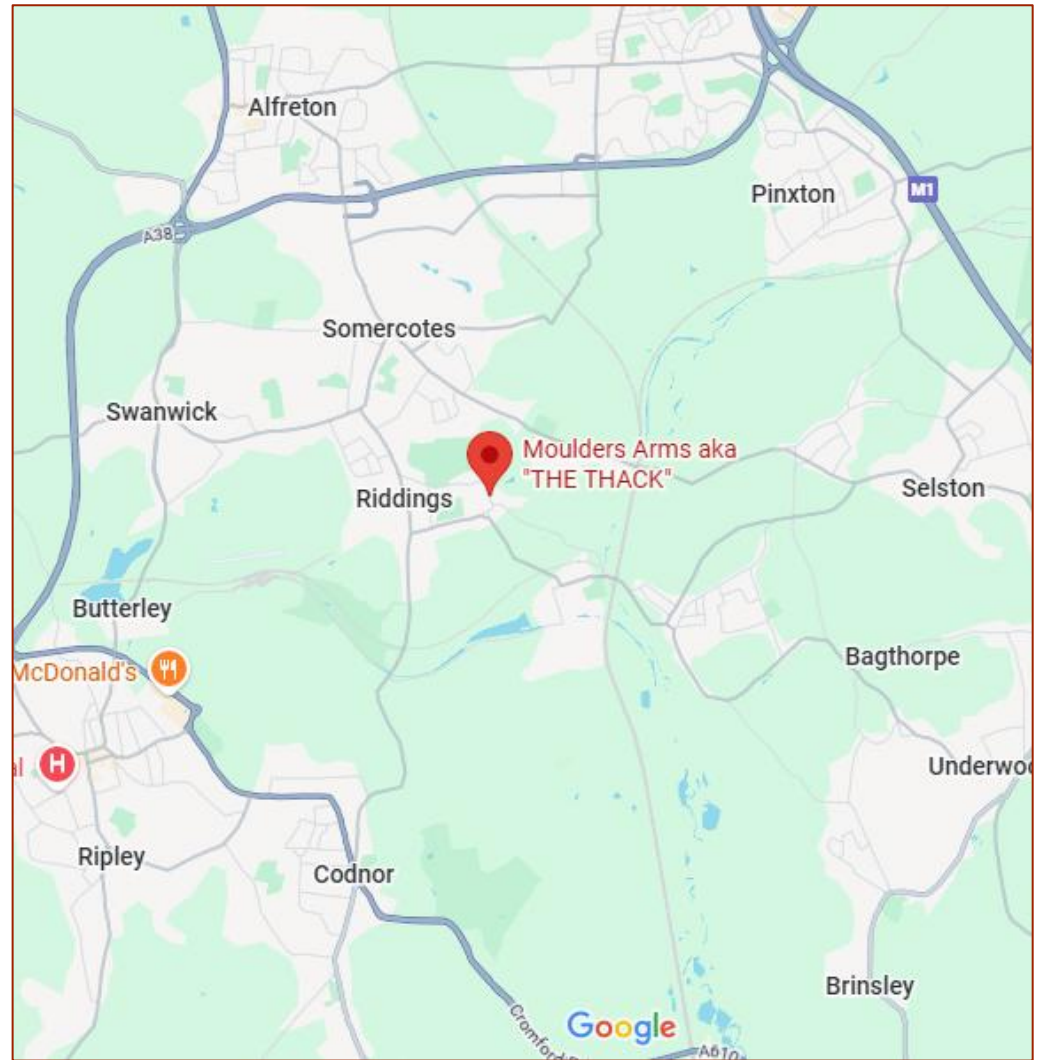
- Detached community public house & restaurant
- Sizeable village with a population of 6,000+
- Main bar, dining room, snug & games room
- Large car park with front & rear trade patios
- Two double bedroom private accommodation
- Scope to improve sales by increasing food offer

Location

The Moulders Arms locally known as 'The Thack' is situated on Church Street in the large Derbyshire village of Riddings. The village is located 2.3 miles south of Alfreton, 16.4 miles northeast of Derby and 15.3 miles northwest of Nottingham. According to the 2021 census the village had a population of 6,307.

Riddings has a variety of amenities which include a community centre, vehicle dealership, two convenience stores, a holiday park, primary school, barbershop, post office and church dedicated to St James. The nearby town of Alfreton provides larger shopping outlets, supermarkets and fuel stations.

The Moulders Arms (The Thack) occupies a Grade II listed, two-storey, detached part brick, part stone building under a thatched roof. The property briefly comprises:



Trade Areas

FRONT ENTRANCE PORCH providing access to the MAIN BAR which has seating for 16, solid wood flooring, wooden main bar servery and access to the DINING ROOM which has seating for 18, carpet floor and a log burner. SNUG with seating for 22, quarry tile floor and an extension of the main bar servery. GAMES ROOM with seating for 8, quarry tile floor and access to a private staircase that leads to the first floor. INNER HALL with access to both Ladies & Gentleman's TOILETS. Fully fitted COMMERCIAL KITCHEN with pot-wash area and access to the open plan basement CELLAR which includes an external barrel drop.

Private Accommodation

TWO DOUBLE BEDROOMS. LOUNGE. BATHROOM (which was refurbished in 2024).

External

CAR PARK with space for 18 vehicles. REAR TRADE PATIO/SMOKING SHELTER with bench seating for 18. Brick OUTBUILDING/BOTTLE STORE. Wooden STORAGE SHED. FRONT TRADE PATIO with bench seating for 108.

The Business

Our client has owned and operated The Moulders Arms (The Thack) since April 2019 and during this time has created and established a renowned wet led community public house. The business is operated by a management couple with five part-time members of staff. The business benefits from a majority of local trade but also enjoys custom from holidaymakers who frequent the nearby campsites.

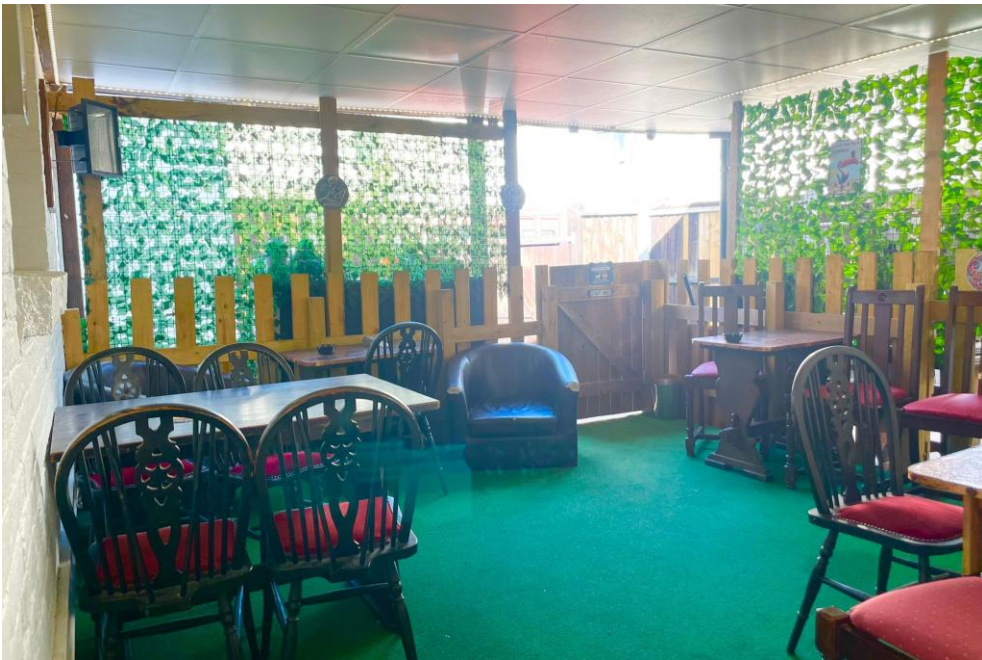


The kitchen provides a limited food menu which could be expanded upon by a new operator. The Moulders Arms (The Thack) hosts a number of events and functions which includes bingo, quizzes, live music and karaoke. The business also has a skittles team.

Net turnover for the year ending 31 August 2025 was £190,312, resulting in a net profit of £24,220. Further accounting detail will be made available to serious parties following a formal viewing.







Tenure & Price

FREEHOLD Offers Over £300,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A full Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 10:00 – 00:00

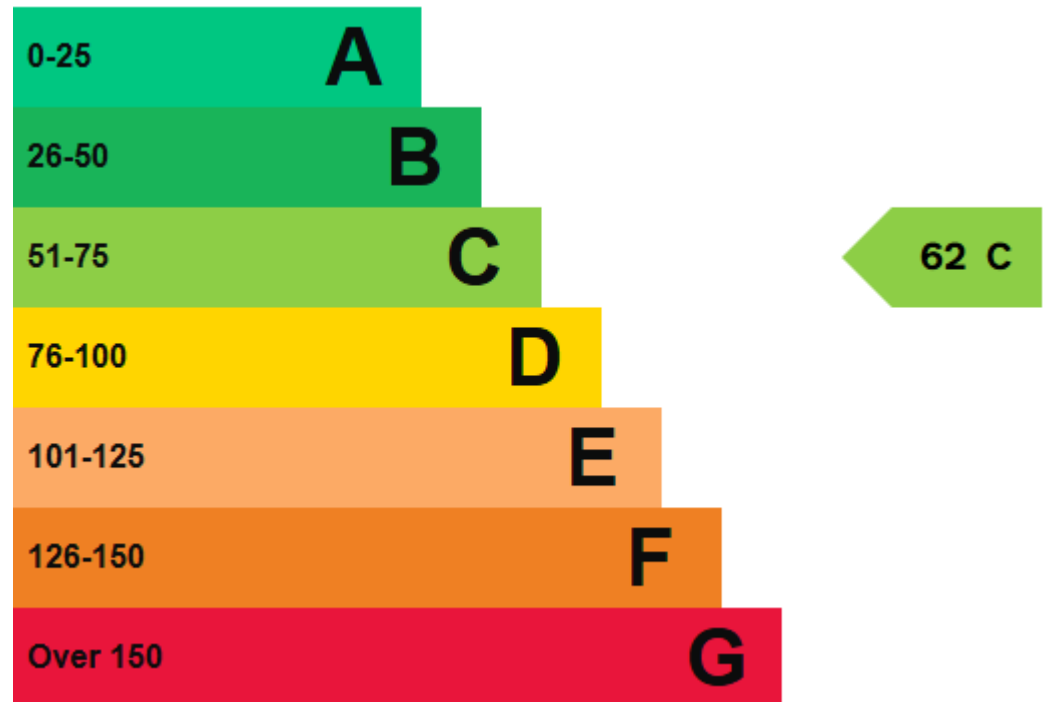
Friday & Saturday: 10:00 – 01:00

Services

All mains services are connected. The property benefits from fire and burglar alarms and a 9 camera CCTV security system.

Rateable Value: £5,750

Local Authority: Amber Valley Borough Council





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Business Mortgages

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