



Plough Inn

Matlock Road, Brackenfield, Alfreton, Derbyshire, DE55 6DD

Leasehold Nil Premium

- Busy A615 Matlock Road location within Brackenfield, Derbyshire
- Detached Grade II listed 16th Century public house
- Main bar (16), snug (8), restaurant (100)
- Large trade garden (100), two trade patios (60) & gated car park (60)
- Brand new free of tie leasehold opportunity
- Currently vacant with scope to create food-led venue

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LOCATION

The Plough is located in the North East Derbyshire village of Brackenfield. The village lies approximately 5 miles west of Matlock, 5 miles northwest of Alfreton and 17 miles north of Derby. The area is predominantly agricultural, however does benefit from a number of nearby attractions including the Ogston Reservoir which provides multiple leisure activities including sailing, windsurfing and trout-fishing. It is especially well known for its bird-life hosting over 200 different species. Brackenfield itself benefits from a vehicle tyre shop, alpaca farm and holy Trinity Church built in 1856.

The nearest train station can be found in the town of Alfreton which sits on the Liverpool to Norwich line between Nottingham and Chesterfield stations. Regular village bus services also allow travel to the nearby towns of Matlock, Alfreton and Clay Cross. The nearest airport is the East Midlands International Airport which is located 31 miles south.

The Plough occupies a Grade II listed 16th Century detached two-storey building, housed under a slate tile roof. The property benefits from being the only public house in the village and is located in an enviable position on the Matlock Road where it enjoys a large amount of passing vehicular traffic.

TRADE AREAS

Front entrance porch leading into the MAIN BAR which has seating for 16, carpet flooring and a wooden main bar servery.

SNUG with seating for 8, carpet flooring and exposed feature stone walls.

RESTAURANT split in to 3 sections, with combined seating for 100, dual sided log burner, carpet flooring, feature exposed stone walls, feature ceiling beams.

Rear Hall with FEMALE AND GENTLEMENS TOILETS. Basement CELLAR.

Fully fitted COMMERCIAL KITCHEN with PREP AREA, walk in fridge and two separate staircases to the first floor accommodation.

OWNERS ACCOMMODATION

FOUR DOUBLE BEDROOMS. SINGLE BEDROOM. LOUNGE. KITCHEN. TWO BATHROOMS. STORE CUPBOARD.

EXTERNAL

Sizeable lawned TRADE GARDEN with mature trees and approximate bench seating for 100. Gravelled rear TRADE PATIO with approximate seating for 20. Front TRADE PATIO with approximate seating for 40. CAR PARK with space for 60 vehicles. PRIVATE SIDE OWNERS/MANAGERS DRIVEWAY with STORAGE SHED and space for five vehicles.

THE BUSINESS

The Plough is now vacant, having most recently operated as a popular destination food-led public house renowned for its Sunday lunches and homemade food menu. The business benefited from hosting a number of gatherings and occasions, such as weddings, birthdays, live music, themed evenings and charity events.

It is in our opinion that the Plough would suit a hands-on operator looking to improve expand and develop upon the previous managements food offering, turning the property in to a destination food venue as well as continuing to drive the event/functions element of the business to attract a higher level of footfall.

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

LICENCE

A full premises licence is held.

SERVICES

All mains services are connected.

Local Authority:

North East Derbyshire District Council

Rateable Value: £20,250



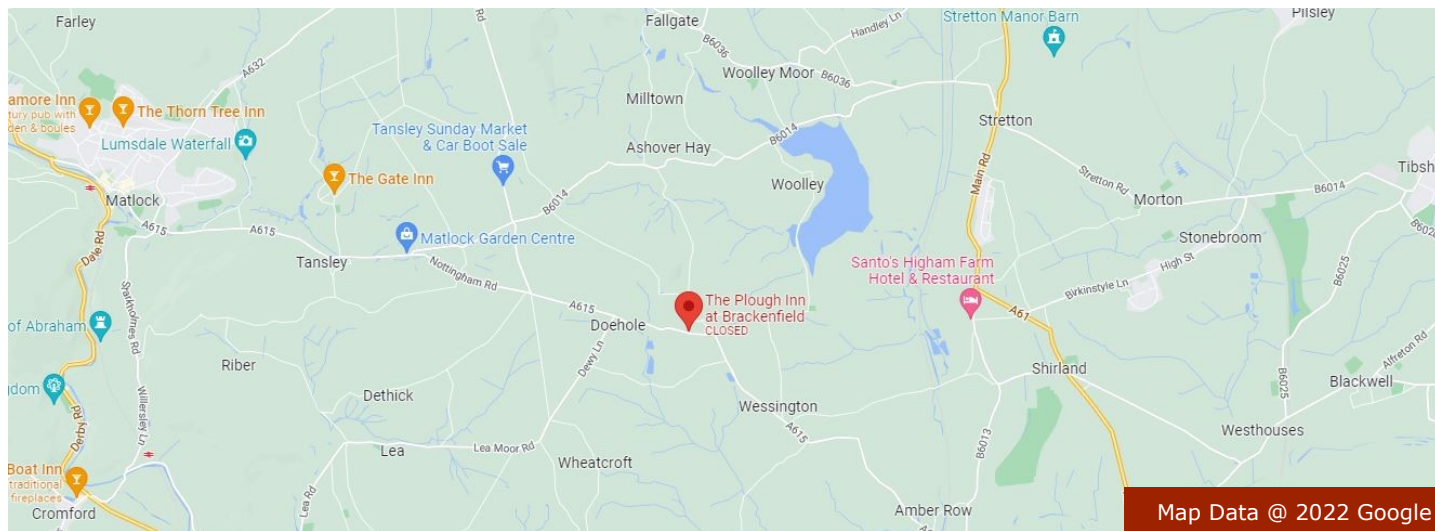
TENURE & PRICE

LEASEHOLD NIL PREMIUM

Our clients will create a new fully repairing and insuring lease agreement for a term of 10 years, inside the security provisions of Landlord & Tenant Act 1954. Rent £28,000 per annum, rent to be paid monthly in advance. 6 months rental deposit to be paid in advance. The lease is free of all trade ties. All negotiations subject to covenant strength. Please note the lease terms are not finalised and can be negotiated following a formal viewing.

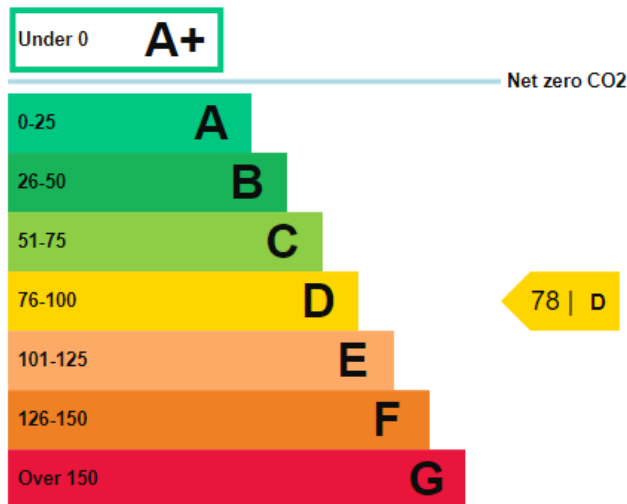
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is D.



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Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0040-3970-0454-6410-3060

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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