



The Three Horse Shoes

11 Derby Road, Ilkeston, Derbyshire DE7 5FH

Freehold Offers Over £500,000

- Derbyshire/Nottinghamshire border town
- Detached public house located on the busy A609
- Main bar (70), lounge (30) and function room (40)
- Car park (8), patio/marquee (130) and courtyard bar (62)
- Three double bedroom private accommodation
- Fully-fitted commercial kitchen and basement cellar

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 **Sidney
Phillips**



LOCATION

Three Horse Shoes is situated in the Derbyshire town of Ilkeston, located 10.2 miles northeast of the county capital city of Derby, 7.8 miles west of the busy city of Nottingham and 3 miles west of the M1 which connects London in the south to Leeds in the north.

The town benefits from its own train station which opened in April 2017, located between Nottingham and Langley Mill. Trains are operated by Northern and East Midlands rail services. Regular town bus services allow travel to the towns of Heanor, Mansfield and Beeston as well as the cities of Nottingham and Derby. The nearest airport is East Midlands International Airport which is located 12.8 miles south.

The area benefits from a variety of notable landmarks and amenities such as the Grade II listed Bennerley Viaduct, one of only two remaining wrought-iron viaducts in England, as well as Straws Bridge Nature Reserve. Also situated in and around the town is a golf club, a cinema, multiple fuel stations, supermarkets, a variety of retail shopping venues and a number of primary and pre-schools as well as a secondary school and a college.

Three Horse Shoes occupies a two-storey, detached brick building under a pitched slate roof. The property benefits from being situated in a busy position on the A609/Derby Road.

TRADE AREAS

Front ENTRANCE PORCH providing entry to the open plan MAIN BAR which has seating for 70, part carpet, part laminate flooring and a wooden main bar servery. LOUNGE with seating for 30, log burner with feature brick surround, an extension of the main bar servery and access to a side ENTRANCE PORCH. INNER HALL with access to Ladies' and Gentlemen's TOILETS as well as stairs down to the basement CELLAR which comprises two rooms, one of which contains an external barrel drop. Fully-fitted COMMERCIAL KITCHEN with STOCK ROOM. Side STAFF/PRIVATE ENTRANCE HALL with stairs to the first floor.

FIRST FLOOR:

FUNCTION ROOM with seating for 40 and carpet flooring. Entry to the private accommodation.

PRIVATE ACCOMMODATION

Located on the first floor and comprising: THREE DOUBLE BEDROOMS, one of which includes a DRESSING ROOM and an EN SUITE SHOWER ROOM. LOUNGE. KITCHEN/BREAKFAST ROOM. BATHROOM with separate WC.

COURTYARD BAR

A dedicated two-storey brick building with pitched slate roof and dedicated electric heating. It briefly comprises:

GROUND FLOOR:

BAR AREA with seating for 20, a wooden bar servery, laminate flooring and unisex WC. SNUG with seating for 12, tile flooring, brick feature fireplace with inset log burner and external French doors to the courtyard. HALL with original tile flooring and staircase to the first floor.

FIRST FLOOR:

Three TRADE ROOMS, two of which are utilised as seating areas with combined seating for 30. The third room contains a moveable dance floor.

EXTERNAL

Front CAR PARK with lined spaces for 8 vehicles. Gated DRIVEWAY currently utilised as a WOOD STORE. outhouse/boiler room containing the central heating boiler. Permanent MARQUEE with seating for 50. COURTYARD/TRADE PATIO with seating for 80 and a SMOKING SHELTER which includes an external brick fireplace with inset log burner. Lawned BEER GARDEN with seating for 10 and an additional smoking shelter. Detached, single storey OUTBUILDING comprising a COAL STORE and ground floor CELLAR which services the courtyard bar.

THE BUSINESS

The Three Horseshoes has been under its current ownership since September 2022. It operated as a 100% wet-led public house and supported a number of teams including darts, dominoes and skittles. The business also hosted a variety of events and functions such as live music nights, quizzes, baby showers and birthday parties. The business ceased trading in May 2024.

Accounting information will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD OFFERS OVER £500,000 to include 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.

LICENCE

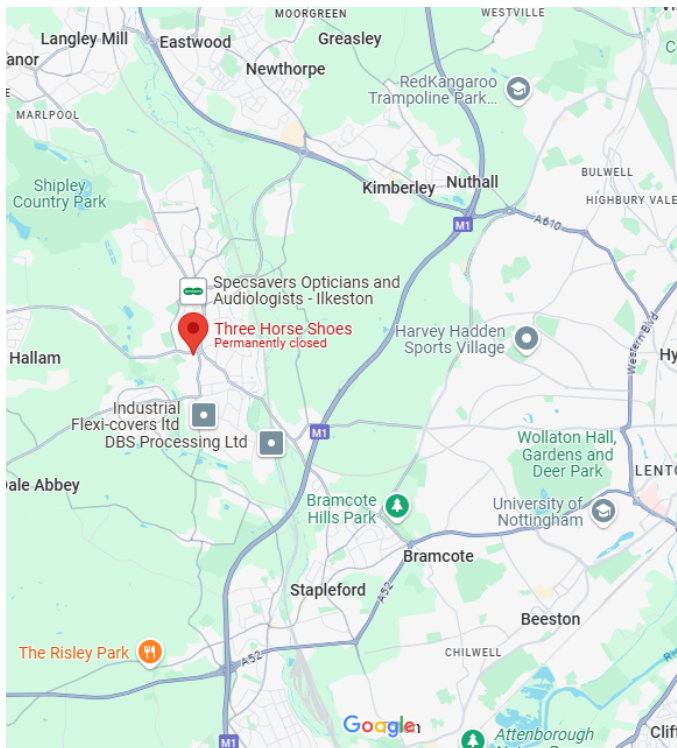
No Premises Licence is currently held. A purchaser will have to apply to the Local Authority in order to obtain a new Licence.

SERVICES

All mains services are connected. The property also benefits from both fire and burglar alarms and a 13 camera CCTV system.

Local Authority: Erewash Borough Council

Rateable value: £20,000



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EPC Reference: N/A

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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