



Nags Head

56 Butterley Hill, Ripley, Derbyshire, DE5 3LT

Freehold Offers Around £225,000

- Mid terrace two-storey property close to town centre
- 100% wet led sports pub with two double bedrooms
- Main bar (40), games room (20) & rear trade patio (28)
- Established business - Same ownership since 1992
- Renowned for live entertainment & celebratory events
- Net turnover circa £150,000 per annum - Scope to improve

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LOCATION

The Nags Head is situated in the Derbyshire Amber Valley district town of Ripley. The town is located 14 miles southwest of Mansfield, 14 miles north west of Nottingham, 13 miles south of Chesterfield and 11 miles north of Derby. According to the 2011 census Ripley had a population of 20,807.

The property lies less than a mile from the A38 motorway which connects the Cornwall town of Bodmin in the south to Mansfield in the north. The closest train station to the town can be found 4 miles west in the village of Ambergate, the station sits on the Derwent Valley line which connects Derby to Matlock. Regular town bus services also allow travel to the nearby cities of Nottingham & Derby as well as the town of Alfreton, Mansfield, Sutton and Matlock. The nearest airport is the East Midlands International Airport which is located 24 miles south.

The town of Ripley benefits from a variety of notable landmarks and amenities which includes a fuel station, leisure centre, bank, hospital, supermarket, four primary schools and a secondary school. The stunning Butterley Reservoir a favoured destination for anglers, bird watchers and walkers can be found only a short walk from the property.

The Nags Head occupies a fully double glazed two-storey mid terrace brick building under tiled roof. The property benefits from being located on Butterley Hill only a few hundred yards from the towns busy centre.

TRADE AREAS

Enter the property via Butterley Hill directly into the MAIN ENTERANCE which proceeds to the MAIN BAR which holds seating for 40 and includes part tile and part carpet flooring, 3 televisions a dart board, and a BAR SERVERY. Behind which includes a single drinks fridge, a triple drinks fridge a till and a glass wash.

Also behind the bar servery is access to the first floor accommodation as well as the BASEMENT CELLAR which includes an external barrel drop, python system, cooler and ice machine.

Adjacent to the main bar is the GAMES ROOM which has seating for 20 and includes part tile, part carpet flooring 2 televisions a darts board and pool table. This gives access to both LADIES AND GENTLEMAN'S TOILETS.

OWNERS ACCOMMODATION

FIRST FLOOR

Comprising TWO DOUBLE BEDROOMS, LOUNGE, KITCHEN and BATHROOM.

EXTERNAL

Fully enclosed rear TRADE PATIO which has a smoking shelter and bench seating for 28.

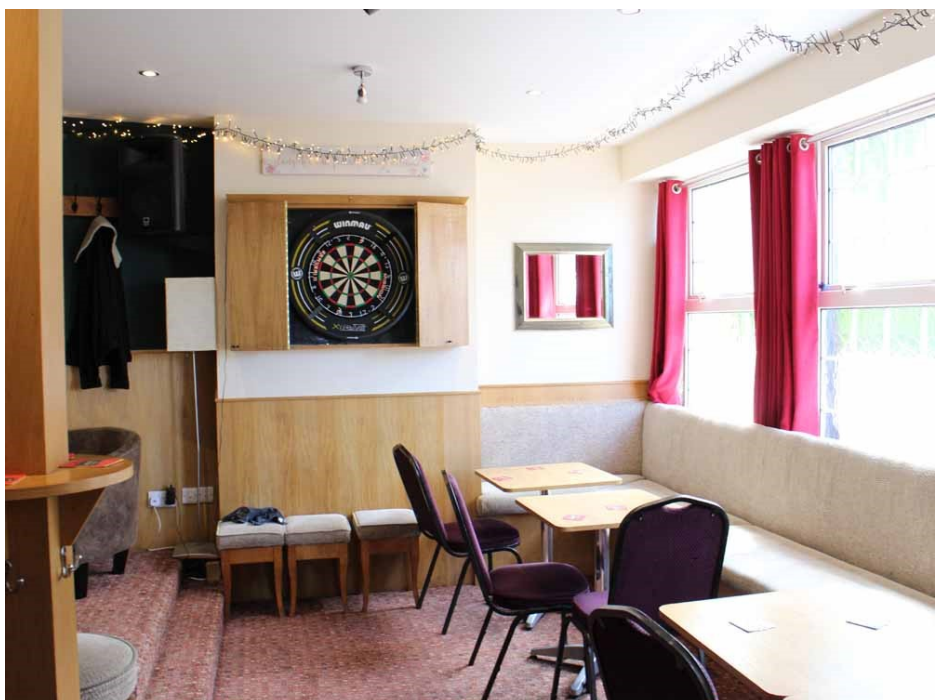
THE BUSINESS

Our client has operated the Nags Head since 1992 and during this time has transformed a tired mid terrace building into a popular events driven wet-led community public house. The business hosts a number of locally renowned entertainment nights which include quiz's, charity fundraisers, live music as well as a football team, dominoes and two skittles teams. The business also shows both Sky & BT Sports TV and brings in a large audience during big sporting events and Derby County FC's fixtures. The business is currently affirmed by our client who oversees the positively reviewed profit-making business. It is our understanding that Net Turnover ending June:

2020 stood at £110,135 per annum (excluding 3 months due to Covid-19 closure)

2019 stood at £146,945 per annum

Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD OFFERS AROUND £225,000 to include fixtures, fittings and goodwill. 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

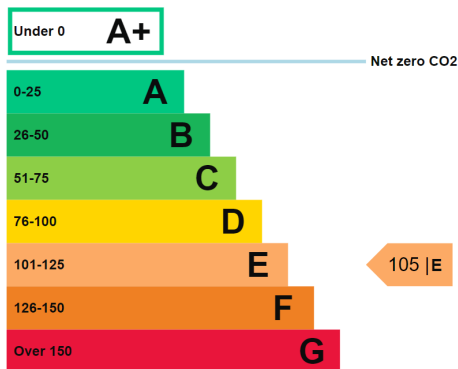
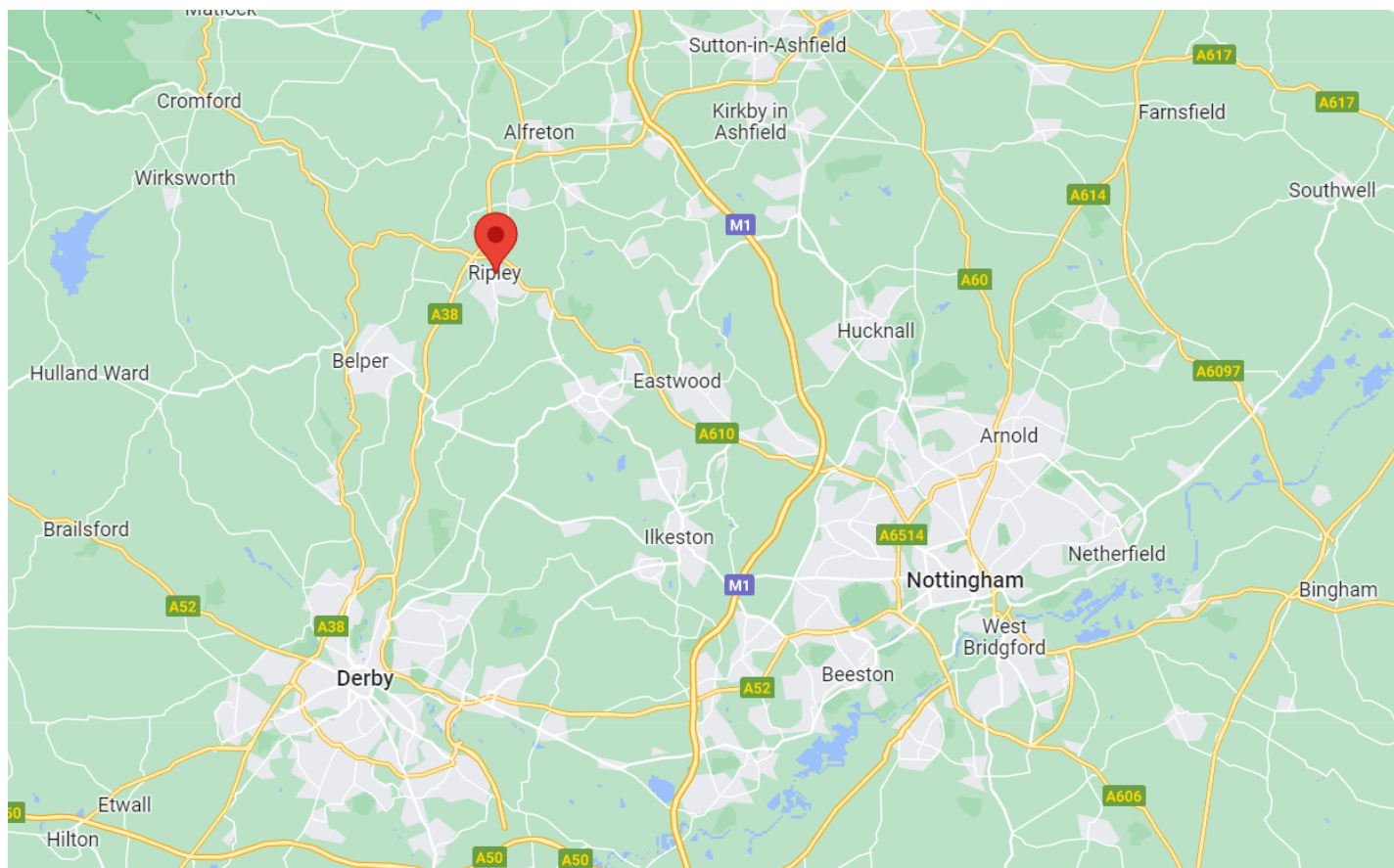
A full premises license is granted by the Amber Valley District Council allowing the sale of alcohol between the hours of:

11:00 to 00:00 - Sunday to Thursday

11:00 to 01:00 - Friday & Saturday

SERVICES

All mains services are connected. The property also benefits from a burglar alarm and a 4 camera CCTV security system.



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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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