

THE BRIDGE

33-35 Dig Street, Ashbourne, DE6 1GF

FREEHOLD: £375,000 | REF: 5752422

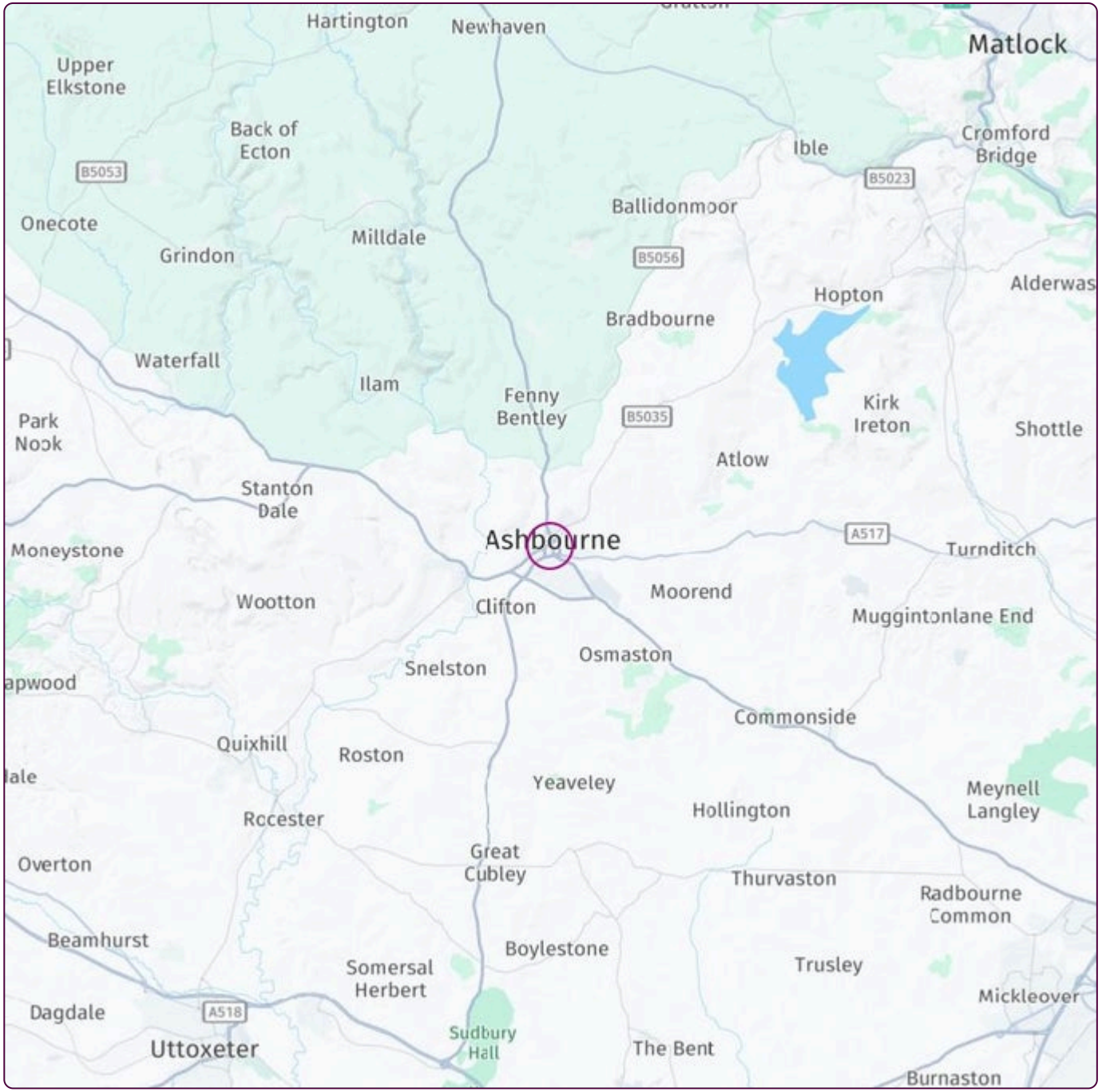
KEY HIGHLIGHTS

- Town centre pub
- Two floors of trading space
- Large beer garden
- Four bedroom owners accommodation
- c. 3,300 SqFt
- Energy rating C

LOCATION

The Bridge occupies a prominent and unique position in the heart of Ashbourne town centre, set directly above the picturesque Henmore Brook. Located within one of Derbyshire's most attractive and historic market towns, the property benefits from excellent visibility and strong footfall from both local residents and the significant tourism trade attracted to the area.

Ashbourne serves as the gateway to the Peak District National Park and enjoys a thriving retail, leisure and hospitality sector, making it a popular destination throughout the year.











INTERNAL DETAILS

The pub is arranged over two principal trading floors, providing a variety of customer spaces that can be utilised independently or collectively.

The first floor features a central bar servery serving three separate trading areas, providing seating for approximately 70 customers. These spaces offer flexibility for casual drinking, private functions or themed events.

The lower ground floor comprises five further trading areas with seating for approximately 75 customers. This level benefits from its own dedicated bar servery together with a games area, creating an inviting environment for sports viewing, social gatherings and community events.

The diverse configuration of the trading accommodation presents significant scope to reintroduce a food-led offer whilst also supporting live music, quiz nights, private functions, live sports screenings and other entertainment-focused activities.

Supporting ancillary accommodation includes a commercial kitchen, cellar facilities and a range of storage areas suitable for the operational requirements of a busy licensed premises.

DESCRIPTION

The Bridge is a substantial and characterful public house offering a variety of trading areas across multiple levels. The property's versatile layout provides operators with the flexibility to cater for a broad customer base and a range of trading styles.

With extensive customer areas, dual bar facilities and a fully equipped commercial kitchen, the business presents an excellent opportunity to develop a traditional pub offer, reintroduce food service, expand entertainment provision or create a destination venue for the local community and visitors alike.



FIXTURES & FITTINGS

The Seller reserves the right to remove any third-party items, including
branded items, gaming machines, dispense and beer flow monitor equipment and cellar cooling.

VAT

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.













OWNER'S ACCOMMODATION

Situated above the trading areas is a spacious manager's flat comprising four bedrooms together with a lounge, office, kitchen and bathroom. The well-proportioned accommodation provides comfortable living quarters for an owner-operator or management team and represents a valuable feature of the property, reducing the need for separate residential arrangements whilst maintaining convenient access to the business.

TRADING INFORMATION

Headline trading information is available upon request.

TRADING HOURS

Monday - Sunday: 12 midday to 11pm

TENURE

Freehold

BUSINESS RATES

Current rateable value (1 April 2026 to present) - £35,500

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

EXTERNAL DETAILS

The property's distinctive position above Henmore Brook provides an attractive setting within the town centre environment. Its prominent location ensures strong visibility and easy accessibility for customers visiting Ashbourne's central retail and leisure areas. The building's unique riverside aspect contributes to its character and appeal, helping it stand out within the local licensed trade market.

The property has a large walled beer garden and a decked stage area that can host live music events.









DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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