



THE MUNDY ARMS

95 Ashbourne Road, Mackworth, Derby, DE22 4LZ

LEASEHOLD: £0 ANNUAL RENT: £35,000 | REF: 5752411

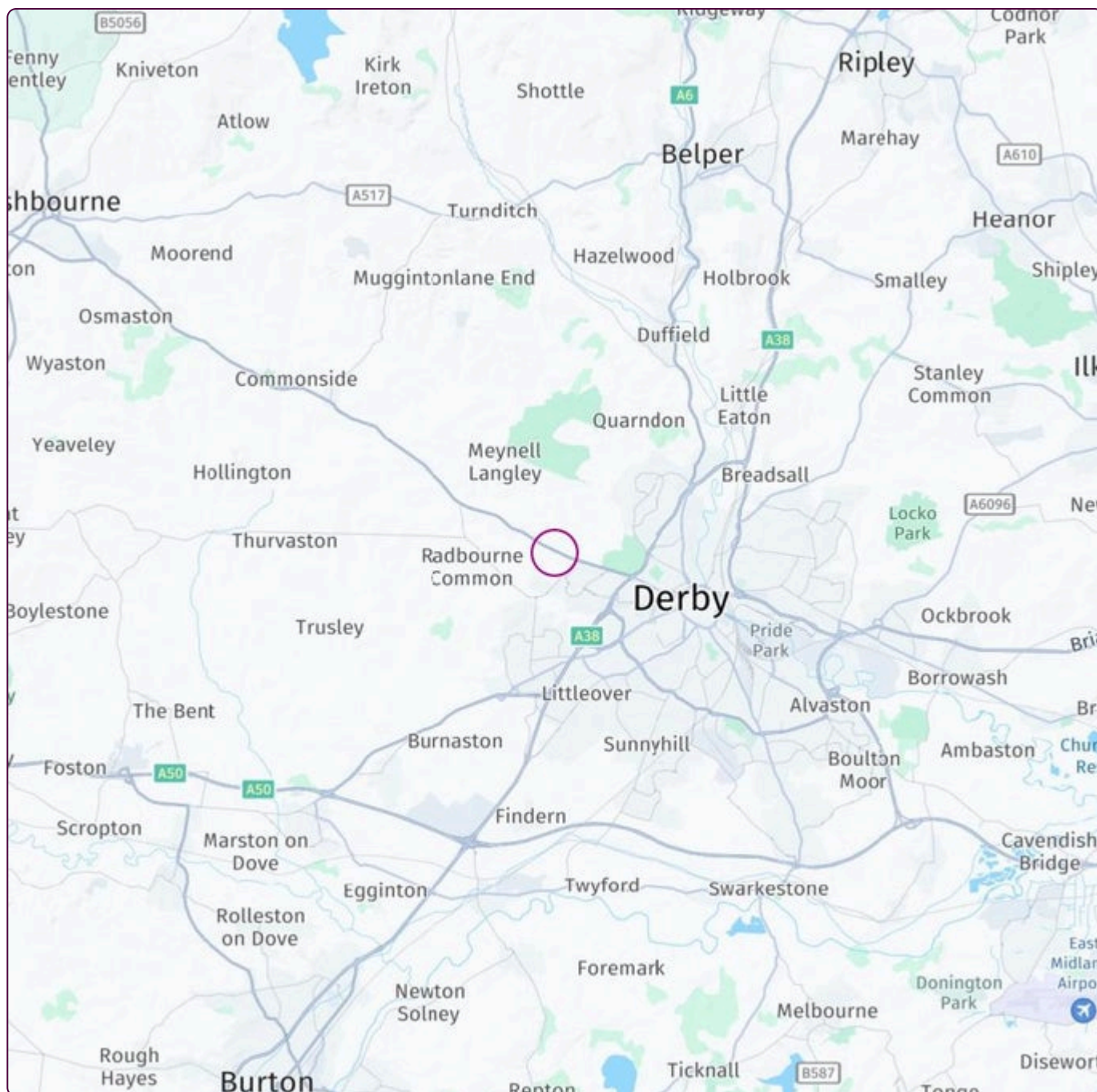
KEY HIGHLIGHTS

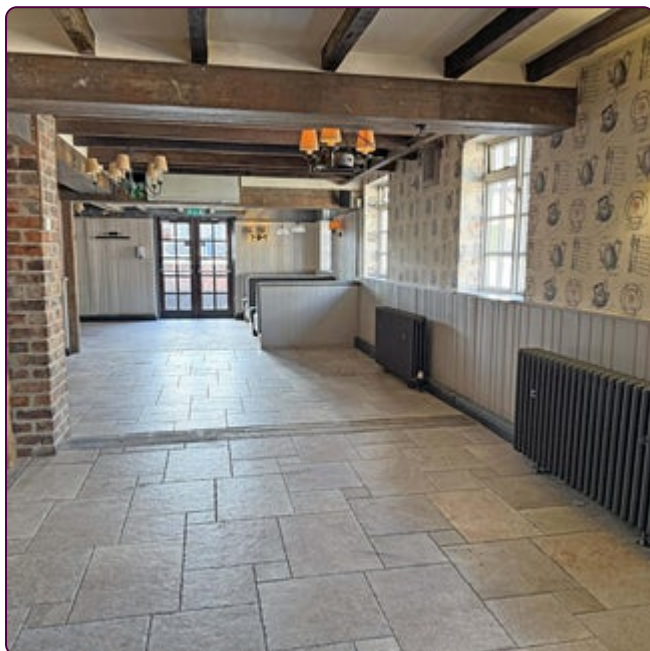
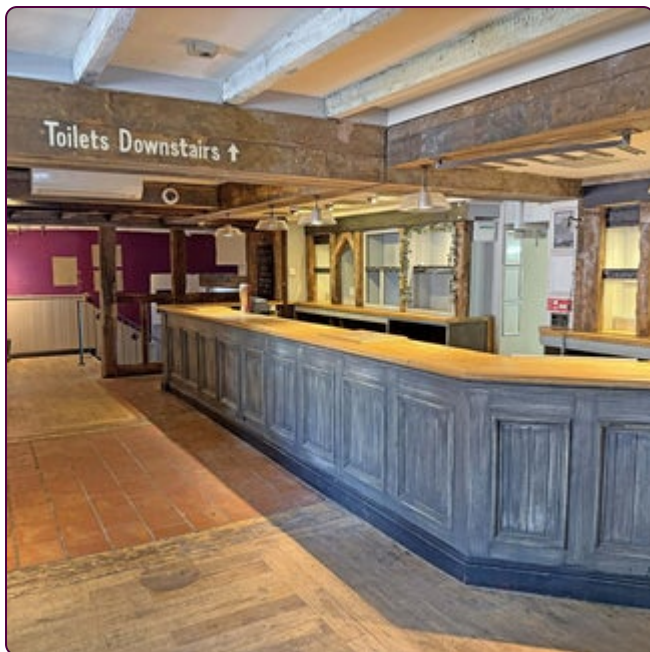
- c.2800 SqFt of trading space
- Large former Greene King Pub
- New Internal Free of Tie lease
- 30 Hotel Rooms on site
- Rent - £35,000 pa
- Roadside Presence on A52 | Energy Rating D

LOCATION

The Mundy Arms is located in Mackworth, a well-connected suburban area of Derby, just 3.4 miles from Derby city centre, close to the busy Markeaton roundabout.

The Mundy Arms benefits from a highly visible roadside presence on the A52 corridor from Derby to Ashbourne, providing easy access for both locals and visitors.





DESCRIPTION

The Mundy Arms is a former Greene King Pub and Premier Inn Hotel. The site was sold in 2024 to a private owner who runs the hotel and is now seeking to grant a new lease to an experienced operator to run the Pub & Restaurant.

The pub benefits from multiple dining rooms with a large and welcoming bar, totalling over 2,800 SqFt, with an estimated 140/150 internal covers

INTERNAL DETAILS

The Mundy Arms is a large single story pub with five dining areas and three entrances. There are customer toilets, various store rooms, a cellar and large kitchen.

FIXTURES & FITTINGS

There are no Fixtures and Fittings included in the sale. New applicants would need to conduct their own fit out of the cellar, kitchen and trading area.

LETTING ACCOMMODATION

The hotel, Tyger Inn, is a former Premier Inn site. The hotel is operated by the owner and consists of 30 hotel rooms.

EXTERNAL DETAILS

The pub has a large car park for the hotel and pub guests, with approximately 70 car parking spaces. There is a small beer garden

OWNER'S ACCOMMODATION

There is no owners accommodation being offered as part of the lease.

THE OPPORTUNITY

The Mundy Arms represents an opportunity to re-establish trade in a large venue on a busy roadside location, with an historic trade and strong local community presence

There is established trade at the nearby venue, Farmhouse at Mackworth and The Mundy Arms benefits from 22 hotel rooms on site.





TRADING INFORMATION

The pub is closed so there is no trading information to share
New Applicants must be agreeable to catering for breakfast for the hotel guests.

TENURE

The owner is seeking to grant a brand new free of tie
Internal Lease

Rent - £35,000 pa

Term - 10 - 20 years

Rent Free Period - The owner is agreeable to offering a rent free period depending on the strength of the tenant

BUSINESS RATES

The Rateable value is £30,000 with effect from 1st April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.



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CONTACT

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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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