



# The George

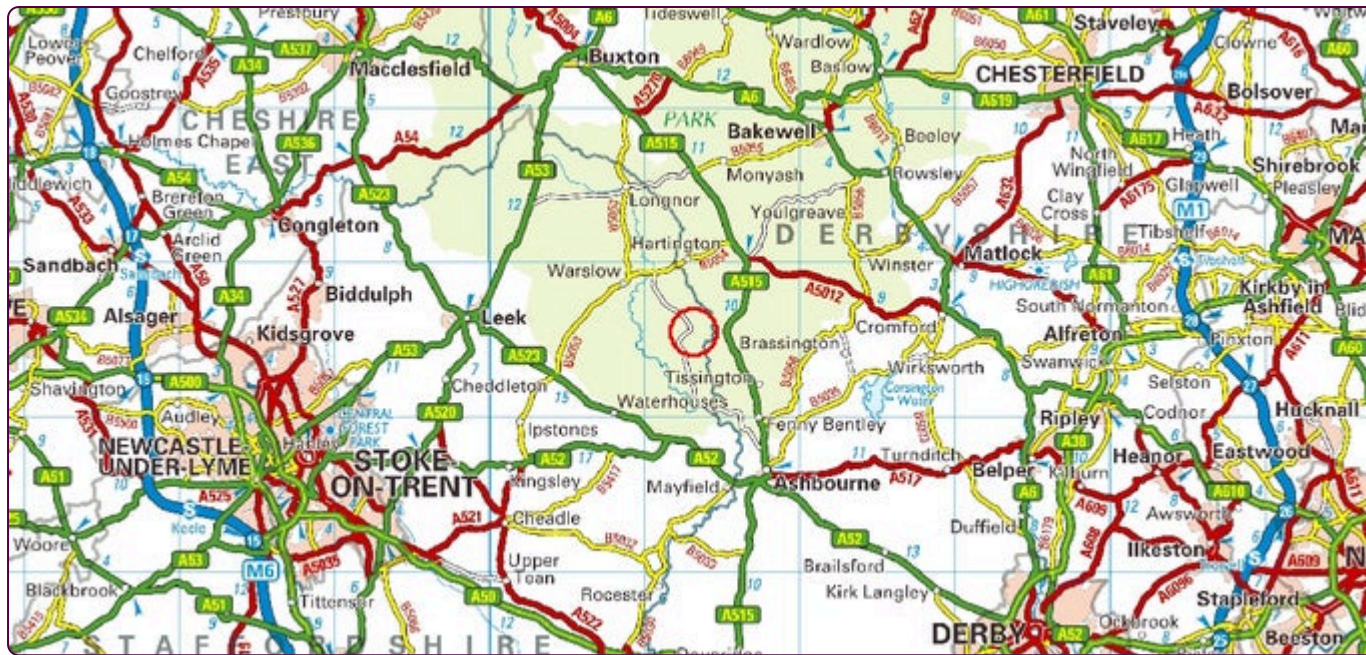
- A traditional village country pub
- Stone built bar with function and storage
- Good sized commercial kitchen
- Picturesque and sought after location
- Owner's accommodation
- Significant beer garden. Energy rating C

*43 Market Place, Alstonefield, Ashbourne, DE6 2FX*

*Freehold: £650,000 plus VAT*

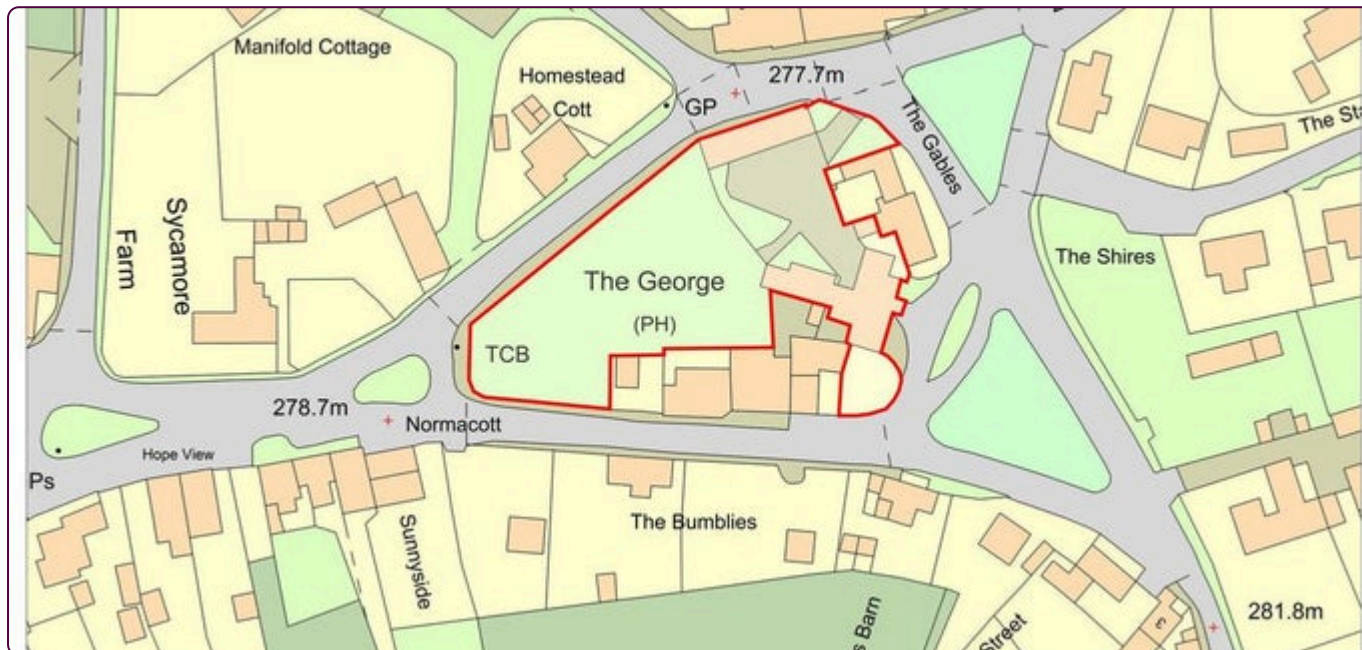
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## LOCATION

The venue is situated in Alstonefield which is approximately seven miles north of Ashbourne in the southern part of the Peak District National Park. Matlock is approximately 17 miles away and Derby is 20 miles. The area is popular with walkers and tourists and is littered with things to do including Carsington water, Thor's Cave, Poole's Cavern, Matlock Farm Park and Kedleston Hall.





## DESCRIPTION

- Freehold sale of a village pub and ancillary buildings
- Two storey stone barn with function room
- Sizeable beer garden
- Three bedroom owners accommodation
- Approx. 0.58 acre site
- Rare opportunity for such a significant venue





## THE OPPORTUNITY

The George is a picturesque country pub ideally positioned opposite the village green in the attractive location of Alstonefield near Ashbourne. It is a deceptive offering, as there is a two storey stone built barn with operational function room and storage rooms beneath. This could potentially be converted to letting accommodation subject to the required building and planning regulations. The pub would be an ideal stop for locals, walkers and passersby. It has a generous commercial kitchen, preparation area and kitchen storage. In addition, there is a fantastic sized beer garden to the rear. To the first and second floor of the main building there is versatile owners accommodation including three bedrooms, a lounge, dining kitchen and bathroom. Viewing is highly recommended to appreciate the flexibility, setting and income opportunities available.

## FIXTURES & FITTINGS

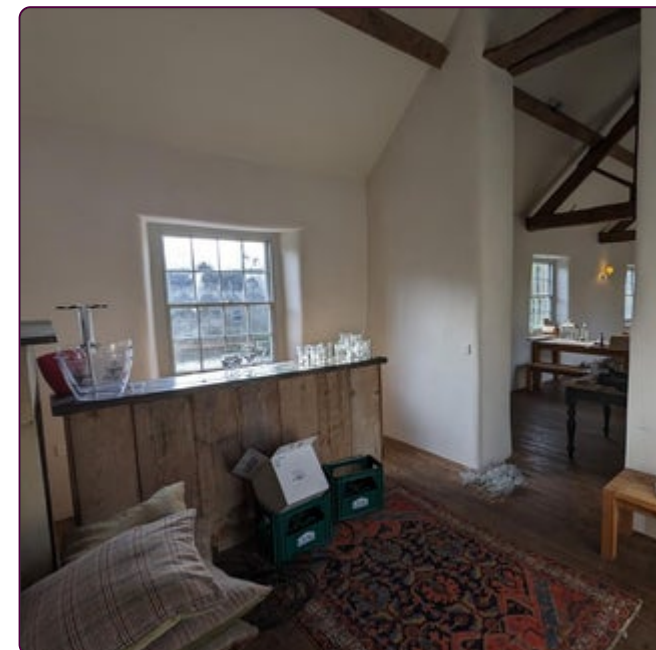
These are to be included within the sale.

## TENURE

We are seeking a freehold asset sale with vacant possession available. Purchase price is subject to VAT.

## REGULATORY

We understand the premises is fully licenced.







## DEBT & INSURANCE ADVISORY

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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

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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#### CONDITIONS OF SALE

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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:



### ALEX REX

Associate Director - Pubs & Restaurants

T: +44 7540 061864

E: [alex.rex@christie.com](mailto:alex.rex@christie.com)

