



Ye Olde Gate Inn

Ref: 5752354

1874 Well Street Brassington, Matlock, DE4 4HJ

Freehold: £950,000

Three trading areas

Commercial kitchen

Three bedroom accommodation

Car park, gardens & paddock

Site Area 1.781 acres

EPC Rating D

Guide Price



There are three main rooms for covers up to approximately 75, along with a commercial kitchen with storage. There is also a car park and gardens. The owner's accommodation is to the first floor, with three double bedrooms. In addition, there is a paddock to the rear.

Located in a village of Brassington near Matlock (10 miles) in the Derbyshire Dales. It is located about 40 minutes north west from Derby City Centre and is surrounded other villages, countryside walks and historic amenities.

The property is let on a 21 year lease subject to a Full Tie, expiring 12/11/2025, subject to a 5 year rent review pattern, the next on 12/11/2024. The current passing rent is £36,176 pa.

Wed & Thu 12:00-15:00 then 17:00-23:00, Fri-Sun 12:00-23:00

The rateable value is £12,000 from 01 April 2023



Customer Due Diligence Checks

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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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