



STAFFORDSHIRE KNOT

Pown Street Sheen, Buxton, SK17 0ET

FREEHOLD: £695,000 | REF: 5652121

KEY HIGHLIGHTS

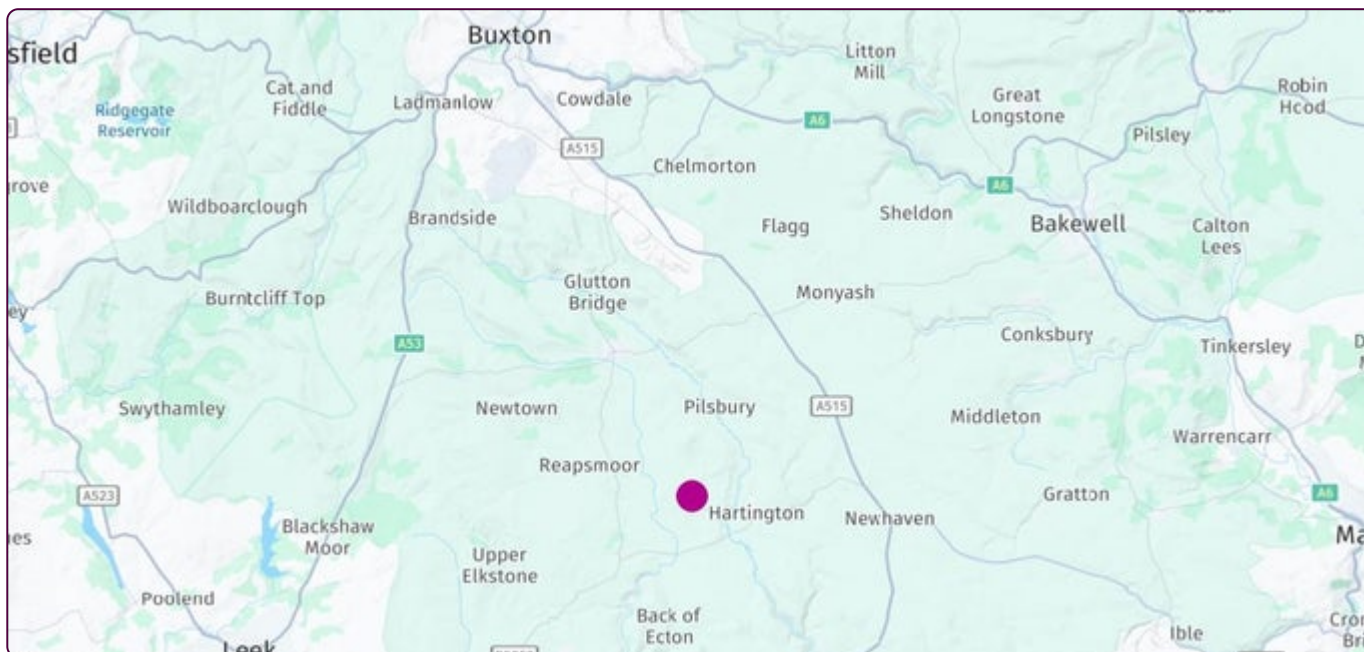
- Delightful sole village freehold inn
- Three sectional bar area (30)
- Former trade kitchen & cellars
- Impressive four bed four bath accommodation
- Parking for 12 vehicles
- Stunning & expansive countryside views | Energy rating C



LOCATION

The property is located on Pown Street in the highly desirable village of Sheen, nestled within the Peak District. The area is renowned for its natural beauty, attracting walkers, cyclists, and tourists throughout the year.

Sheen lies approximately 20 minutes from the popular spa town of Buxton, which offers a wide range of amenities, retail facilities, and transport connections. The surrounding area benefits from proximity to popular destinations such as Hartington and Dovedale, reinforcing its strong year-round visitor appeal.



DESCRIPTION

The Staffordshire Knot is a charming two storey semi-detached inn of stone elevation beneath a predominately pitched tiled roofline situated in the picturesque village of Sheen, on the edge of the Peak District National Park. This traditional property has been extensively modernised and improved by the present freeholders, successfully blending contemporary upgrades with retained period features to create an attractive and well-presented trading environment.



INTERNAL DETAILS

The Staffordshire Knot offers a traditional yet well-presented layout arranged over ground and upper floors, with recent improvements carried out to a modern standard with particular focus on the impressive owners/letting accommodation:

Main bar area (30) served by a central bar and servery to a three sectional bar area with featuring exposed beams and a fireplace, creating a warm and welcoming setting

Former trade kitchen, cellar, and customer WC facilities

One bedroom to the ground floor with ensuite bathroom

THE OPPORTUNITY

The Staffordshire Knot represents an outstanding opportunity due to its vacant possession and recent refurbishment. The property is available freehold with vacant possession and we are advised the client's would consider a short term lease of up to six months to establish the business.

OTHER PROPERTY

Drainage via septic tank.

TRADING HOURS

The business formerly traded 11:00 - 14:00 17:00 - 23:00



OWNER'S ACCOMMODATION

Well-presented owner's accommodation comprising:

Spacious lounge

Dining kitchen

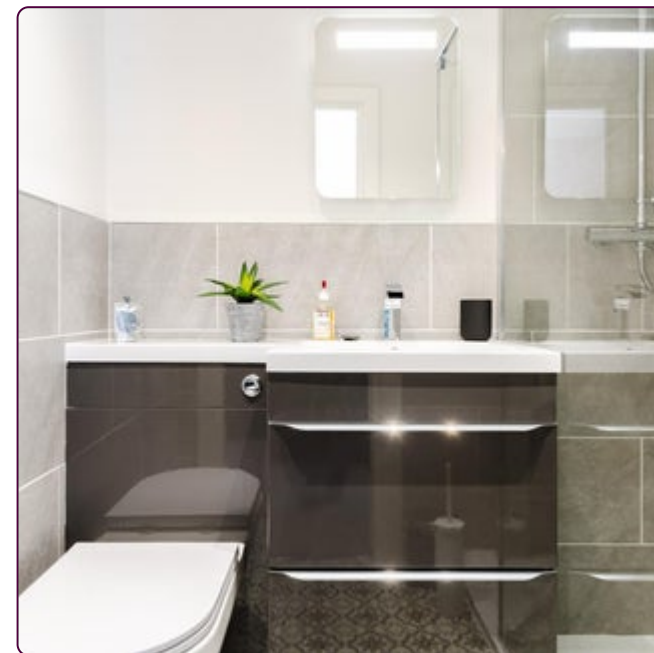
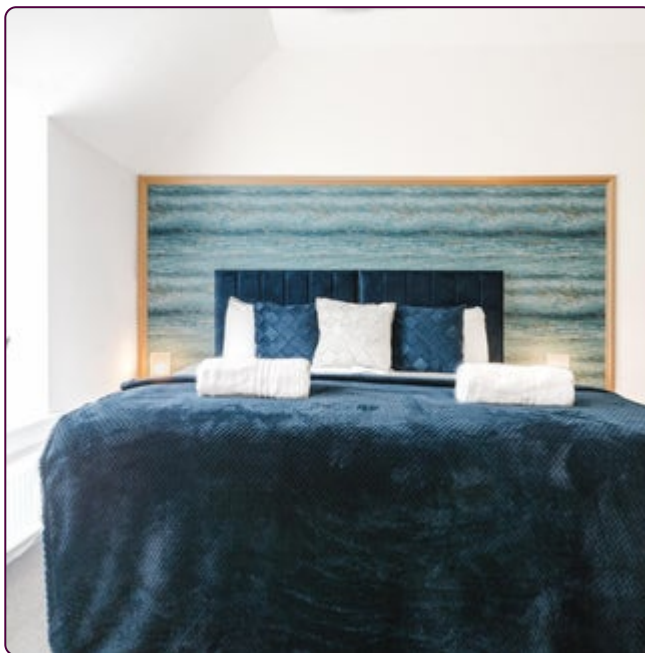
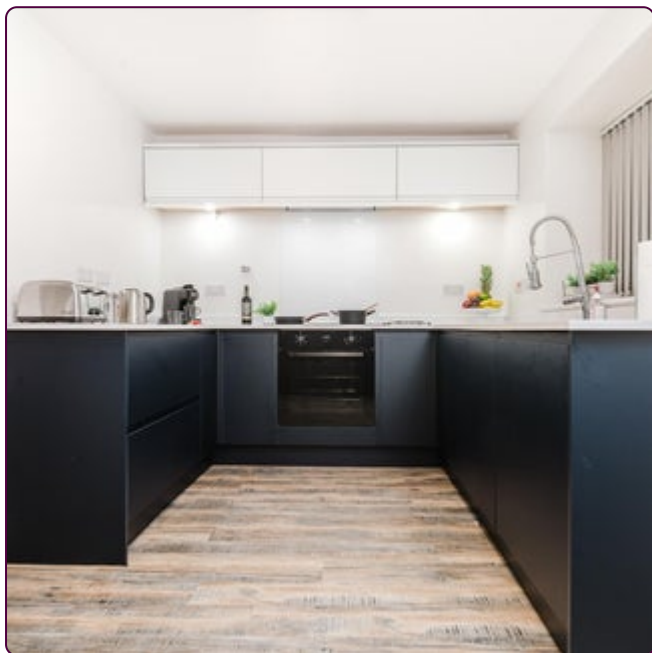
Four bedrooms, three having quality ensuite bathrooms

Family bathroom

The property is presented in good order throughout, reflecting the recent programme of modernisation.

FIXTURES & FITTINGS

All trade fixtures and fittings are included. Personal items within the accommodation will be removed.







EXTERNAL DETAILS

Outside the property offers hardstanding for outdoor dining and private parking for circa 12 vehicles.

TENURE

Freehold

BUSINESS RATES

The current rateable value is £3,700 (1 April 2026 to present). This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

Premises License



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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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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CONDITIONS OF SALE

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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.

