

THE COACH & HORSES

Fenny Bentley, Ashbourne, DE6 1LB

FREEHOLD: £425,000 | REF: 5752403

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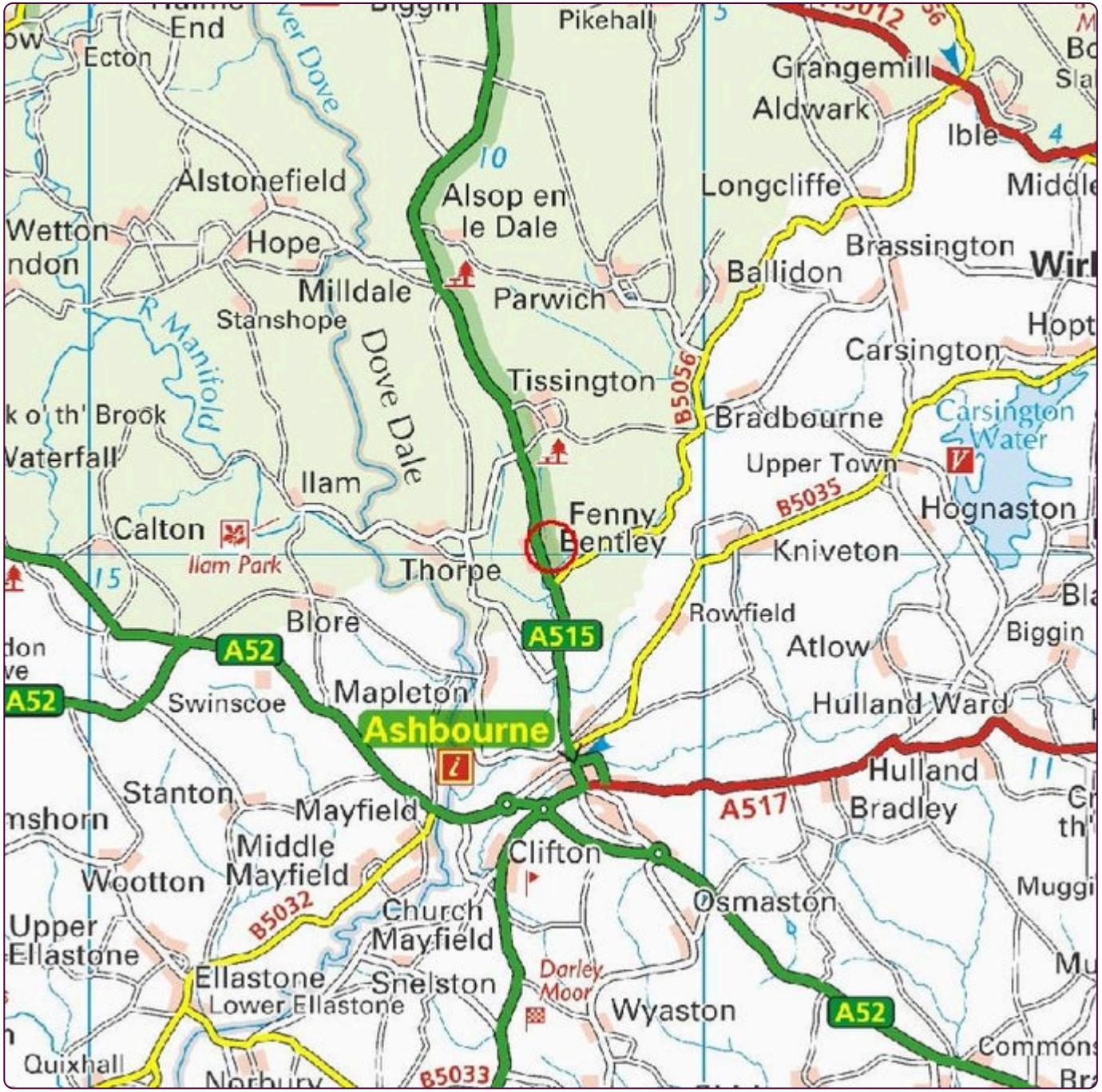
KEY HIGHLIGHTS

- 17th Century Coaching Inn
- 2 miles north of Ashbourne on the A515
- Turnover - £428,313
- 3 Bedroom Managers Accommodation
- c.90 internal covers | Renovated kitchen
- Additional Annex | EPC Rating C

LOCATION

The pub is located on the A515, the main road from Ashbourne to Buxton. The pub is approximately 2 miles from Ashbourne and 13 miles from Buxton.

Fenny Bentley itself is the southernmost village in the historic Peak District National Park, with local attractions such as Tissington Hall, Carsington Water and the famous Dovedale Stepping stones all within a short drive.









DESCRIPTION

The Coach & Horses is a traditional family run pub, an historic 17th century coaching inn on a prominent roadside location. The pub attracts to the local community as well as seasonal visitors to the Peak District.

Set on a good sized plot of nearly 0.4 acres, the pub boasts plenty of original features throughout with low oak beams and log fires to name a couple of features. Ample parking is available for customers and staff.

INTERNAL DETAILS

The pub has two main dining rooms and a traditional bar area. For dining, the front dining room acts as a suitable function room, with 30/40 covers and is offered to a wide range of societies and functions. The extended garden room offers a large dining space, with total covers around 90.

The kitchen has recently been extended and refurbished and offers a modern and significant space, with plenty of storage and convenient access points for services and deliveries.

The bar is located immediately from the main entrance, with a bare area to the right with a range of standing and seated areas. The cellar is located behind the bar.

FIXTURES & FITTINGS

All Fixtures & Fittings are included

LETTING ACCOMMODATION

An old coaching house has been converted provide a short stay lettings opportunity, comprising of one bedroom, suitable for an individual or couple.

OWNER'S ACCOMMODATION

There is a large three bedroom managers accommodation, fit with kitchen, lounge and bathroom. The property also has a large terrace overlooking the countryside

THE OPPORTUNITY

The pub has a consistent turnover and loyal customer base, with a pub presenting in good internal condition. A new owner can continue trading immediately and expand on the foundations set by the current owners.

TRADING HOURS

Mon, Wed, Fri, Sat & Sun
12 noon - 10.00pm

Tues & Thurs
12.00noon - 3.00pm & 6.00pm -10.00pm









STAFF

This a family run pub and as such, no staff are anticipated to form part of TUPE

BUSINESS RATES

The Rateable Value is £21,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License
















Store
Dining
Kitchen
Store
Stove
Beer Cellar
Bar Servery
Wash Up
Stove
Stove
Ladies
Bar Areas
Gents
Dining
Ground Floor
Kitchen
Stove
Lounge
Bedroom
Bedroom
Cupboard
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Bedroom
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Drawing No:
Drawing Title: Floor Plan
Drawing Date:
Drawing Size:
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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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