



The Chequers Inn

*Froggatt Edge, Calver
Derbyshire
S32 3ZJ*

Freehold: £750,000 + VAT

Ref: 5752347

KEY HIGHLIGHTS

- Grade II Listed inn & restaurant
- 7 en-suite letting bedrooms
- Bar & Restaurant with 80 Covers
- Lawned beer garden and car park
- EBITDA circa £105,000 per annum
- Located in the Peak District. Energy rating D



LOCATION

The inn is situated in the heart of the Peak District National Park and is well located for exploring nearby tourist attractions, including Chatsworth House, Haddon Hall, Poole Cavern, the market towns of Bakewell, Matlock and Castleton and everything else the area has to offer.

It is also located a short distance from Sheffield (11 miles) and Chesterfield (11 miles).



DESCRIPTION

A Grade II Listed property which dates back to the 16th Century. The property comprises seven en-suite letting bedrooms, bar and restaurant trading areas, as well as a beer garden boasting views of the Derbyshire countryside.

There is a currently unused manager's flat which would be suitable for use as owner's accommodation or alternatively as additional letting bedrooms.

Customer car parking is located to the front of the premises.



INTERNAL DETAILS

The property briefly comprises:

- Bar and restaurant (80)
- Commercial catering kitchen
- Office
- Customer toilet facilities
- Beer cellar / store



EXTERNAL DETAILS

There is a lawned beer garden for approximately 90 covers to the rear of the premises and a covered patio seating area (10) which has previously held planning permission for the development of a conservatory extension.

There is car parking for approximately 30 vehicles.

Additionally, there is a secure cycle store and around three acres of woodland to the rear.



LETTING ACCOMMODATION

There are seven en-suite letting bedrooms located at first floor level.

OWNER'S ACCOMMODATION

There is a currently unused manager's flat which would be suitable for conversion to one or two additional letting bedrooms.

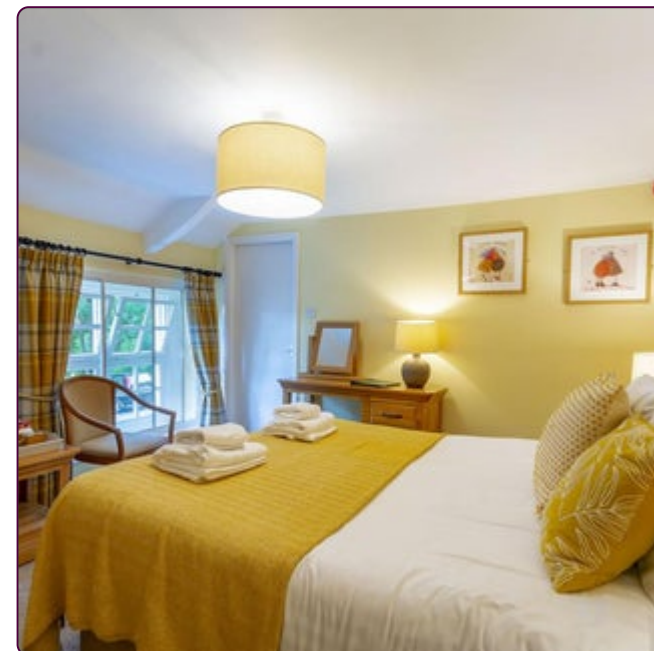
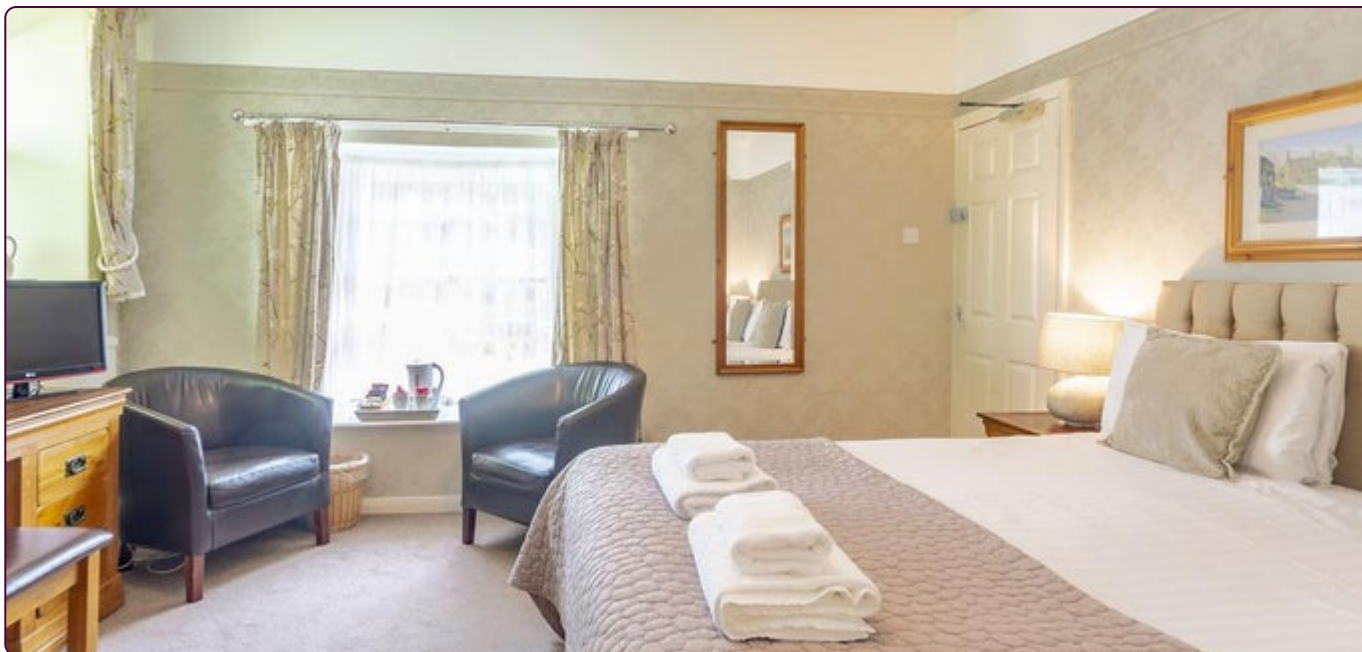
TRADING INFORMATION

YE Mar 24 T/O £666,790, EBITDA - £100,094

Y/E Mar 25 T/O £722,586, EBITDA - £105,005

Forecasted Y/E Mar 26 T/O (Based on Trade up to Dec 31st 2025) £772,791

Further trading information will be made available to



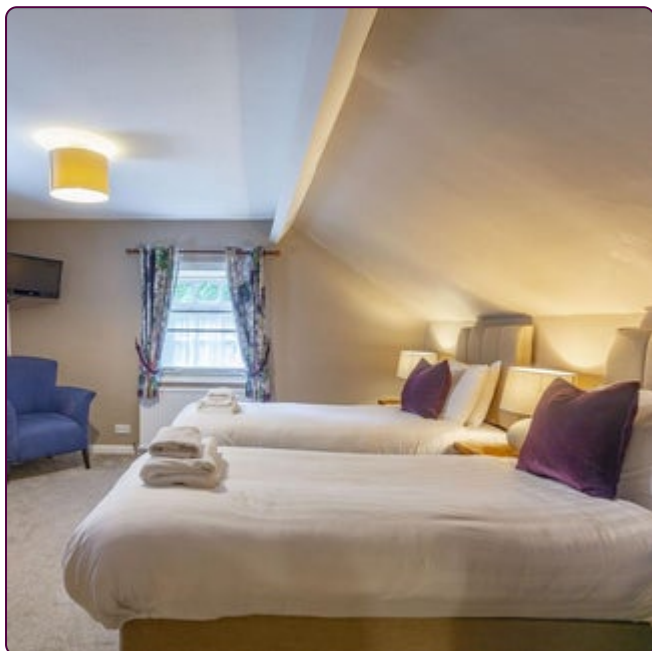
THE OPPORTUNITY

The business has been owned by our clients since 2002 and benefits from a strong tourism location and enjoys a good reputation. The inn is a landmark venue within the area and truly iconic in its stature. The inn is only 10 minutes from affluent areas of south Sheffield, yet sits comfortably in the beautiful Peak District.

The opportunity to own such a well recognised and well known venue does not often come to the market and internal inspection is highly recommended.

FIXTURES & FITTINGS

Fixtures and fittings are included, with the exception of items that are personal to our clients.



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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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