



The Mundy Arms

Ref: 5760500

95 Ashbourne Road, Mackworth, DE22 4LZ

Freehold: £500,000 plus VAT

Located on the A52 Ashbourne Road

Offers Invited for FOT Lease

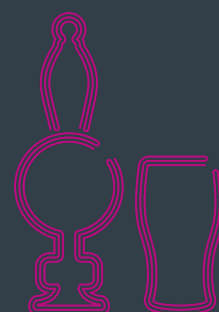
Substantial Detached Property

2 x Managers Accommodation Flats

Good sized plot of circa 0.85 acres

Generous shared car park. EPC Rating D

Vat will be payable on 90% of the sale price



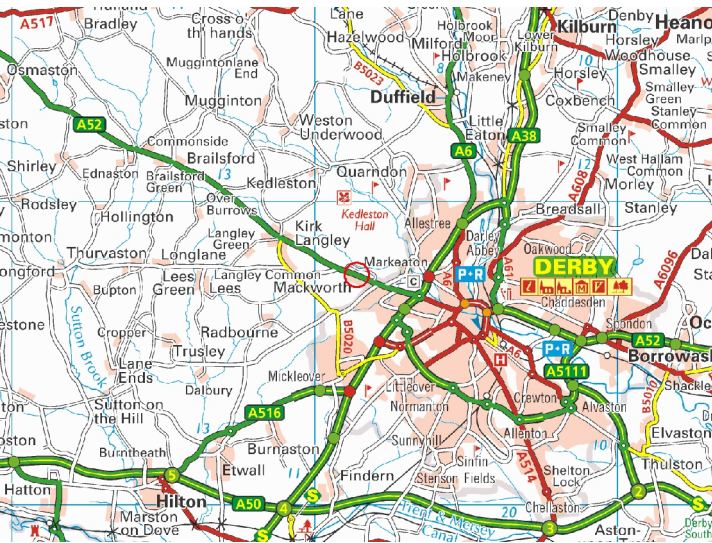
The Mundy Arms is a character three-storey property of brick construction under a pitched tiled roof, set in 0.85 acre grounds, which is shared with an adjoining 23 bedroom budget hotel. Internally, the public trade areas, are offered in good condition and have various architectural features including open fireplaces. Are of generous size which includes a bar, restaurant and separate function room providing a total of over 174 covers throughout.

Additional areas consist of an outside trade terrace, large managers accommodation and well-equipped catering kitchens.



Location

The Mundy Arms is location on the A52 route, approximately 2.5 miles north-east of Derby City and 10 miles south-east of Ashbourne. Occupying a prominent semi-rural position on the outskirts of the densely populated District of Markworth and Markeaton Leisure Park and Crematorium, plus a number of local churches, Kedleston Hall, Derby University and a short distance from the A38 which leads to the M1 motorway.



Trading Information

The Turnover for year 2022 was £445,170 (net of VAT) and for year 2021 it was £327,858 (net of VAT)
Further Trading information will be provided to seriously interested parties upon request.

Internal Details

- Bar area (14 seating)
- Restaurant (120 covers)
- Function Room (40 covers)
- Well equipped catering kitchen and glass wash up areas
- Ladies and gents WC's
- Two separate Managers flat accommodation

External Details

- Large Shared Car Park (circa 50 spaces)
- Adjacent to OYO branded accommodation (23 rooms)
- Large overall plot size of circa 0.85 acres

The Opportunity

The Mundy Arms currently operates as a Chef & Brewer branded managed house serving a variety of beers, lagers and spirits in addition to value food menu, serving the local community as well as passing trade and customers using the adjoining 23 bedroom budget hotel. The function room provides additional revenue for various function events.

The location and size of trade areas offers an ideal opportunity for a multiple operator or private individuals to acquire this rarely available freehold and to increase revenues by a more "hands on" approach.

Fixtures & Fittings

We are advised by the seller that all the trade fixtures and fittings at present in the property will be included in the purchase price, with the exception of certain items bearing corporate identity or brand name, which may be removed from the property prior to, or shortly after completion.

Owner's Accommodation

The owners accommodation is extensive and is divided into 2 separate flats:-
Flat 1: Three bedrooms, master en-suite, domestic kitchen, living room and bathroom.
Flat 2: Two double bedrooms, large living room, domestic kitchen/utility and bathroom.

Regulatory

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

VAT at the prevailing rate may be applicable on the sale of this property and where there is owner's accommodation is normally based on 90% of the purchase price. It is recommended that specialist advice is taken in this respect. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Tenure

Offers invited for FOT lease.

Trading Hours

We are advised the business currently operates from Monday to Friday 11am to 11pm, Saturday 9.30am to 11pm and Sunday 9.30am to 10.30pm



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.



For full information on Christie Insurance please call 03330 107189