



Halfway House

Ref: 5752345

65 Church Street, Donisthorpe, DE12 7PX

Freehold: £495,000

Desirable Village Location

Established Community Pub and Restaurant

Prominent Corner Position

3 Bedroom Owner's Accommodation

Large Car Park

Energy Rating C



The Halfway House offers a fantastic opportunity for a serious buyer to benefit from its current local and loyal customer base. It would ideally suit an experienced operator or a first time buyer. Along with building on the success of the current owners offering consistently good food and customer service, this also offers a fantastic opportunity to build on the events aspect of the business. The external space of the property offers huge versatility to generate a significant amount of addition income.

Description

The Halfway House pub, along with the first floor owners accommodation, is set within a traditional detached, brick built property. This two storey freehouse is situated on a large corner plot beneath a tiled pitched roof. With an extension situated to the side of the property and a large decking to the front surrounding the building is a large car park and external trade area.

Internal space of the property offers a good sized and spacious trade area split between different rooms providing varying guest experiences along with a bar and owners accommodation situated on the first floor.

The business is renowned locally for its traditional setting offering consistently good food along with high levels of service. As well as the fantastic external trade area.



Location

The Halfway House is located within the heart of Donisthorpe Village, East Midlands on the corner of Church Street and Hall Lane. The village is located in the North West district of Leicestershire. The location of this attractive freehouse set within Donisthorpe is 3 miles south-west of Ashby-de-la-Zouch, 3.5 miles south of Swadlincote and approximately 1,000 yards from the Derbyshire border, at the heart of The National Forest. Donisthorpe is also surrounded by several other sought after villages that are easily accessible by vehicle.

The village is approx. 2.5 miles north of the the M42 motorway, where it becomes the A42 towards East Midlands Airport and Nottingham. The location of the property also benefits from being relatively easily accessible also to the surrounding large cities of Birmingham, Derby and Leicester.

Ground Floor

You are initially welcomed into The Halfway House through a small porchway. This then opens up into the cosy bar area that is host to the attractive timber clad traditional server, faux fire place and feature ceiling with 14 covers. The main bar area leads you through to the restaurant, which again has been considerably and traditionally decorated with around 24 covers. This space currently offers a more formal dining experience for guests. Following the server round from the main bar takes you to another customer trade area, this space could be utilised as additional bar space or again, more formal dining with again 24 covers.

A great benefit to this spacious ground floor space is the storage that sits around the commercial kitchen. The property benefits from a ground floor bar cellar and the ground floor of The Halfway House is home to both male and female WC's.



External Details

The outside space of The Halfway House is a major feature. To the side of this property and access from Hall Lane, is a large car park for approximately 29 cars. The main car park leads you through to the open large garden. It offers large grassed area for customer dining. This space offers great potential and vast amounts of versatility to provide an external customer trade area as well as a fantastic event/ function space. The Halfway House also has a good sized decking area with a gazebo to the front of the pub. This too offers an additional versatile space for customers to use.

Tenure

Freehold



Owner's Accommodation

The first floor of the property offers a good sized owners accommodation. This mainly comprises of 3 bedrooms, lounge, kitchen and bathroom along with a separate WC.

Fixtures & Fittings

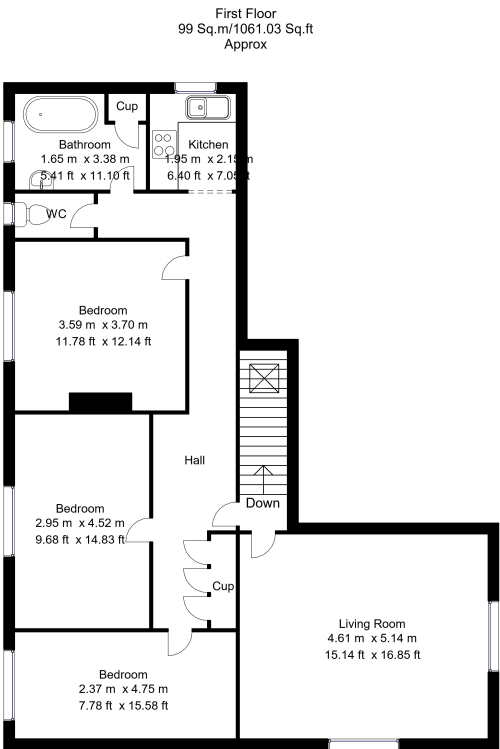
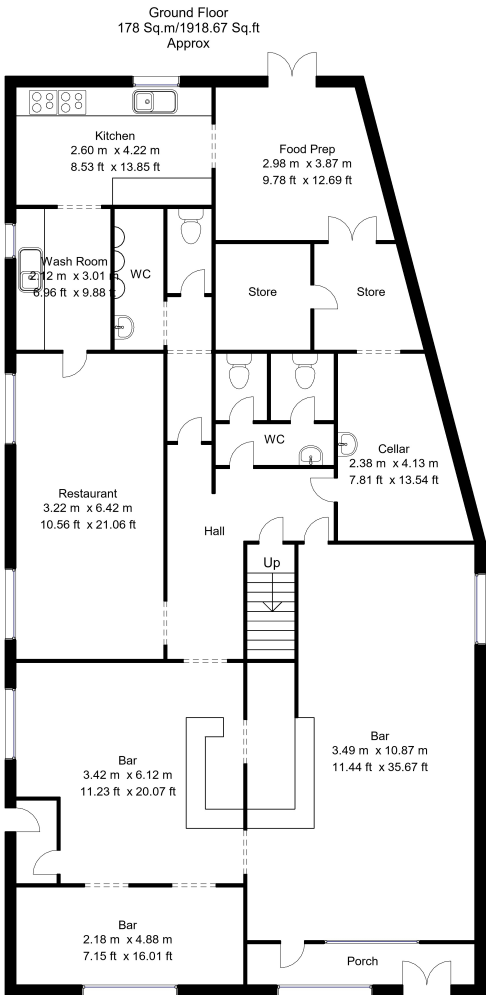
We understand that the trade fixtures and fittings are owned outright and will be included within, the sale subject to an inventory.

Trading Information

The business was leased from 2017 until April 2022 and is now back under the owners operation. The trading information is therefore limited but active. Gross Turnover 6th April 2022 to 30th September 2022 was £204,111

Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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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