



Blenheim House

Ref: 5752353

56 Main Street Etwall, Derby, DE65 6LP

Freehold: £625,000

Bar, Restaurant, Letting Rooms and Kitchen

Three bedroom accommodation

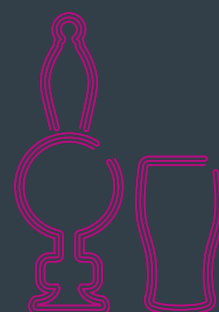
8 Letting Rooms (7 en-suite)

Grade II listed

Occupational Format: Pillar TAW

Site Area 0.37 acres. EPC Rating X

Guide Price



Description

This large period building includes a bar and restaurant with circa 50 covers, commercial kitchen, eight lettings rooms (including seven ensuite), a function room, two/three bedroom managers accommodation, car parking and outside seating area. This property is Grade II listed.

[Please click here to view the full sales brochure.](#)

Location

Blenheim House is positioned just over seven miles south west of Derby City Centre. It is centrally positioned for the Derbyshire countryside and a short distance from other notable locations including; Alton Towers, Toyota, the A50 leading to the North West of England and M1 junction 24a.

Occupational Format

Pillar TAW

Please refer to page 67 of the full brochure (link in description) for further details on the occupational agreement types

Trading Hours

Wed - Sat 12:00-22:00, Sun 12:00-20:00, Tue 16:30 - 20:00



Business Rates

The rateable value from 01 April 2023 is £19,500



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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