The Staff of Life

- Charming country pub
- Eight en-suite letting rooms
- Large manager's accommodation
- 60 cover dining area with large kitchen
- Beer garden with 70 external covers
- Grade II listed pub. Bordering National Trust site, Calke Abbey. EPC rating C

7 High Street Ticknall, Derby, DE73 7JH

Freehold: £650,000

Ref: 5752398

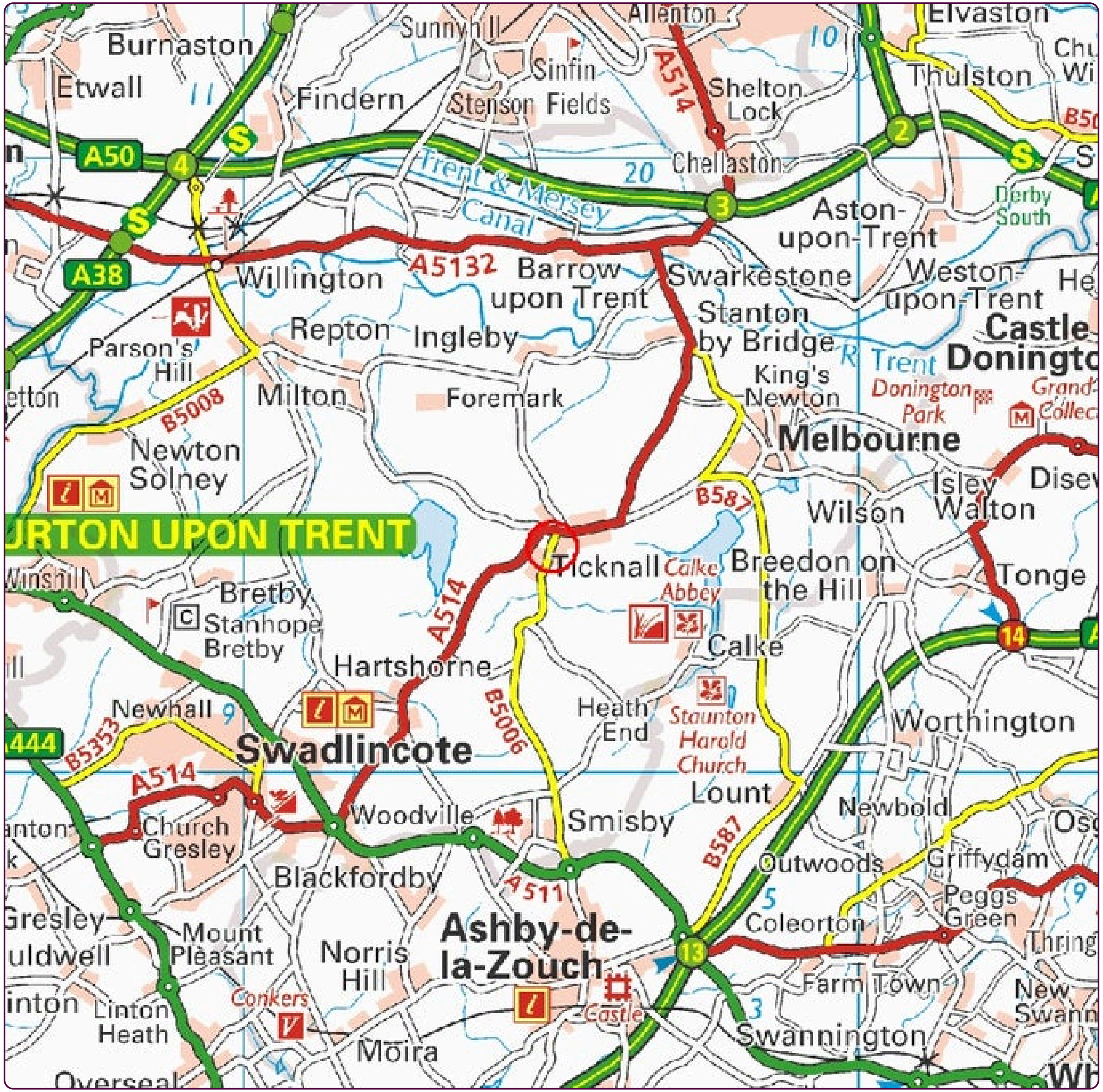
LOCATION

Ticknall is a charming village, situated in south Derbyshire, amongst a cluster of villages such as Milton, Repton, Calke and Melbourne. The village dates back to the 11th century with extensive history to British Aristocracy and more recently the Harpur family.

The Calke Abbey site, that borders the village and acts as a major attraction to the area, is a Grade I listed building dating back to the early 18th century, now in the hands of the National Trust. Calke Abbey is one of four National trust sites within a 10 minute drive of The Staff of Life.

Additional points of interest nearby include Castle Donnington Race Circuit and East Midlands Airport and the village is easily accessible from several major roads and notably across the historic Grade I listed Swarkestone causeway.

The pub is an easy commute from Derby, Swadlincote, Burton on Trent and Ashby De La Zouch.



DESCRIPTION

The Grade II listed 18th century pub has a charming street presence with an aesthetic in keeping with many properties in the villages and their links to the Calke Abbey estate.

The country inn offers eight en-suite letting rooms, with five located above the pub and three further rooms in an adjacent outbuilding. The rooms are offered as standard (£75 per night) or superior (£100 per night) rooms based on size and spec, with contingencies for pets and double occupancy.

The pub contains plenty of characterful features with a street entrance and more commonly used rear entrance from the car park. The pub features a large dining area and smaller snug section that serves around 60 covers, with one central bar. Customer WC's, a good-sized commercial kitchen with separate prep room and beer cellar are also located on the ground floor.

Externally, the pub has a laundry room, bottle shed and external beer garden with a further 70 covers. The manager's accommodation entrance is located to the rear of the pub via its private entrance.

INTERNAL DETAILS

- Main dining room with 40/50 covers and the central bar – c. 49Sq.M
- Snug room serves 10/15 covers – c. 18 Sq.M
- Sizeable kitchen with separate prep room
- Beer cellar located behind the bar
- Customer WC's
- Front and rear entrances

LETTING ACCOMMODATION

Five standard letting rooms are located above the pub, each with their own en-suite bathroom. Residents of the rooms have use of their own access, separate to the pub.

Three further rooms are in the adjacent building and are let as superior rooms.

Room rates are £75 per night for Standard rooms and £100 per night for Superior rooms. Additional charges for dual occupancy and pets are applicable

The rooms are currently available for letting Tues-Sat

THE BUSINESS

The pub is currently operated by a tenant, paying a rent of £60,000 pa until January 2027. The pub offers a diverse income based on room lettings, food and drink.

The current tenant is a private single pub operator that are approaching retirement and are not seeking to extend their tenancy.

The business focuses on traditional pub classics of Pies, Grills, Specials and Sunday Roast.

Being free of tie, the pub has sold almost 150 different guest ales over a 12 month period, with a mixture of regular offerings and guest ales.

OWNER'S ACCOMMODATION

A large spacious loft style annex flat totalling c. 83 Sq.M, located above the pub. The managers flat has its own external entrance and welcomes into the open plan kitchen and dining room with vaulted ceiling, before entering the separate lounge with large double bedroom and bathroom suite on either side.

EXTERNAL DETAILS

The pub has an outbuilding that contains three of its eight letting rooms (superior rooms), a laundry room, bottle shed, beer garden and access to the managers accommodation.

The car park contains 24 car parking spaces.

Part of the car park (13 spaces) is rented from the National Trust for £197 pm. This agreement is transferrable as part of the sale

THE OPPORTUNITY

Our opinion is that the pub has great potential to increase turnover in an affluent part of Derbyshire. The pub currently does not trade to full capacity through lifestyle choices of the tenant. The rooms are offered from Tuesday – Saturday (closed Sunday and Monday) and the pub closes for January and several notable bank holidays.

We are advised that room occupancy is currently at around 70% based on trading five days a week. Opening for the full seven days a week and refurbishing the standard rooms to the same level as the superior rooms are avenues to increase turnover from the letting rooms.

Additional opportunity can also factor in extension of the pub to increase internal covers. Plans have been previously drawn up for an orangery that would increase internal covers to close to 100.

STAFF

There are no staff for TUPE consideration.

TRADING HOURS

Monday: Closed
Tues - Sat: 12 noon - 10pm (Food until 8.30pm)
Sunday: 12 noon - 6pm (Food until 4pm)

Trading information can be made available upon request.

TENURE

The premises are available freehold. Please contact the Sole Selling Agent for further information.


Bedroom
Store
Ensuite
Ensuite
Bedroom
Bedroom
Ensuite
Laundry
Ensuite
Bedroom
Ensuite
Ensuite
Bedroom
Bedroom
Kitchen
Bathroom
Lounge
Bedroom
HW
1st Floor
Ensuite
Bedroom
Ensuite
Bedroom
2nd Floor
Beer Cellar
Bar Servery
Food Prep
Wash Up
Kitchen
Bar Restaurant
Bar Restaurant
Ground Floor
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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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