



THE MINERS STANDARD

Bank Top, Winster, Matlock, DE4 2DR

Freehold £900,000 | Ref: 5752401



Opportunity highlights

- Picturesque pub in the heart of the Peak District
- Diverse income streams from pub, café, five letting rooms and camping
- 2.5 acre site with stunning views of the Peaks
- Immaculate four-bed manager's accommodation
- Annual turnover in the region of £650,000, EBITDA £156388
- 67% wet sales with 163 BB pa
- Energy rating: C



The Opportunity

The pub has been treated with love and affection from the current custodians who are looking to move on and spend time with their family. As private operators and this being their only pub, there is a great opportunity for a new operator to come in and continue the work that has been done, or for the pub to be added into a portfolio of varying size to benefit from economies of scale.

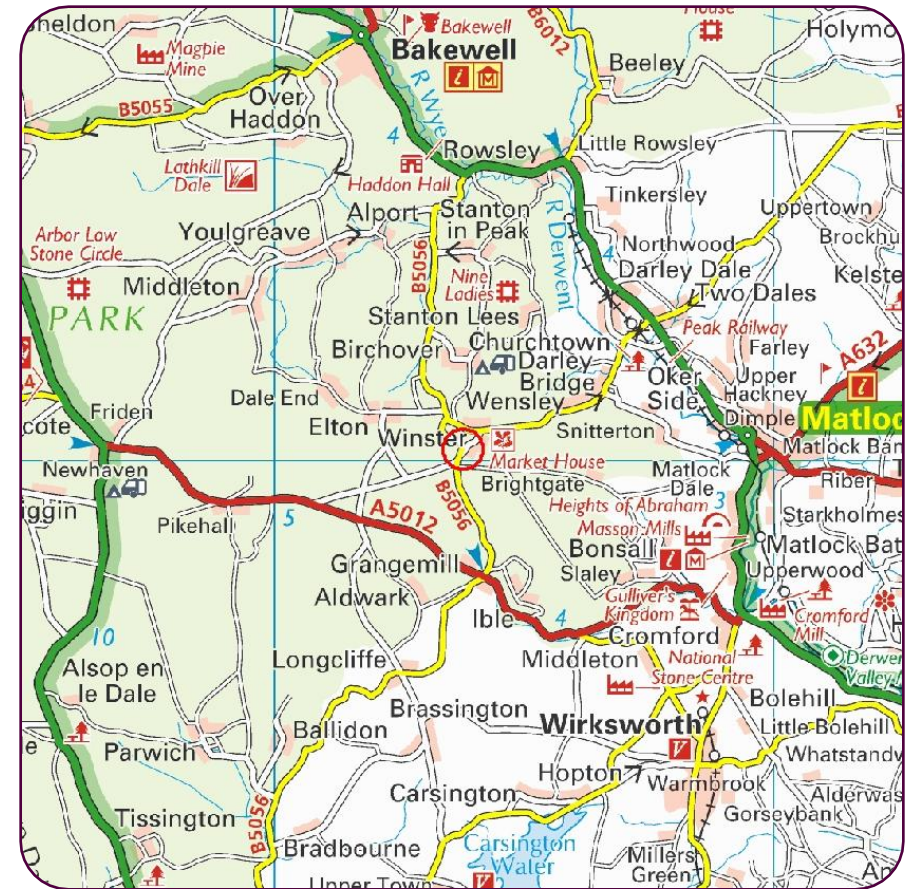
Operators can add more letting rooms by refurbishing two vacant rooms and seek to further the offerings of the Glamping, whilst trading hours on the café can be increased to cater lunch or even be rented out to a private operator.

The pub hosts numerous events in the pub, the car parks and field, acting as the hub for the local village and has accolades such as the Travelers Choice from 2020-2024 on Tripadvisor.

Location

Winster is a picture postcard village in the Derbyshire Peak District National park, around 5 miles from Matlock and 6 miles from Bakewell.

The Peak District is a well-loved part of central northern England, attracting those from the surrounding areas with its national parks, walking routes, houses and historic buildings such as Chatsworth and its coaching inns and pubs part of the significant tourism trade.



Description

The Miners Standard is believed to have been built in the 17th century around 1653, originally as a farmhouse offers a terrific proposition having been lovingly kept by the current custodians. The property boasts a wide and diverse offering totalling over 6000 SqFt.

Internal Details

- Cosy bar area with log fire (26 covers), snug dining room (6), dining area (24), games room (6) and café / function room (22)
- 295 Sqft commercial kitchen
- Customer toilets
- Superbly fitted four-bedroom bungalow offers excellent managers accommodation to the rear
- Three en suite guest letting rooms (plus two further rooms)

External Details

- Rear (80) and front beer garden (30)
- Static two bedroom caravan
- 2.5 acre plot with various camping potential
- Two car parks
- Allotment



The Pub

The pub boasts a welcoming bar area with log fire, perfect for the cosy pint in winter, with a further log fire acting as a partition to a snug dining section for a table of six, with a larger dining area and games room, containing a pool table and darts board.

Total internal covers are around 60/70, but more can be added should the games room be re-configured.

The pub offers three lettings' rooms but has two further rooms that are currently used as overflow storage but could be easily furnished as letting rooms, whilst also having a static caravan in the beer garden.

- Open 7 days a week from 12 noon until midnight serving a wide drinks selection as a free house, with local guest ales, lagers, ciders, wines and spiritis
- Food on Monday – Saturdays from 12 noon – 3pm and 5pm – 8.30pm offering a range of traditional pub classics – main meals ranging from £14.95 to £17.95
- Food on Sunday from 12 noon – 3pm Sunday Roast and a further reduced menu – Sunday roast currently charged at £15.95 pp

Externally, the 2.5 acre site consists of a beer garden that currently offers a further 80 external covers to the rear and a further 30 covers at the front.





Bank Top Café

The café is a recent addition to the pubs offering having been converted within the last 18 months. The café offers a breakfast / brunch menu, complimenting the pubs offering, as well as doing takeaway / collections. The café has an additional 22 covers and could equally be offered as a function room for private hire.

- Open 7 days a week from 7am to 12 noon
- Offering breakfast classics of a full English (£7.95 - £13.95), breakfast rolls, egg dishes, sandwiches, toasties and soup.
- Drinks offerings consist of coffee, tea and juices

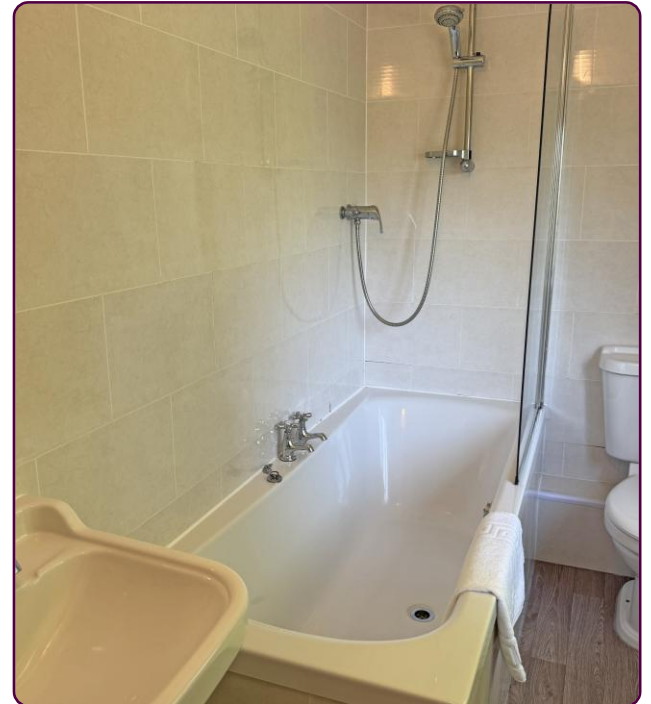




Camping and letting rooms

- Camping field, with toilets and showers
- 2 x double letting rooms and a further single room (two further rooms could be added to this offering with little works required) – currently charge at £90 per night based on 2 persons (£45 for the single room)
- Glamping and Camping offering with Bell tents available to hire – charged at £80 per night
- Vlamping (van-camping) experience to owners of campervans with additional glawnings (tent awning, designed for campervans/caravans) to pull up and connect to
- Pitch hire from £8 pp pn





Manager's accommodation

The business houses a fantastic four-bedroom bungalow attached to the rear of the pub. It has been fully refurbished and features:

- Open plan kitchen
- Living and dining room
- Primary double bedroom
- Three single bedrooms
- Family bathroom

The bungalow also has its own private garden area.



Other information

Trading information and staff

The pub's latest volumes report 163 BB pa

Annual turnover for the pub and café is estimated to be around £630,000

Historic trade splits from 23-24 in the pub and café is estimated to be around 67% wet, 33% dry

Full trading and information will be available on request to serious parties.

Opening hours

The pub is open seven days a week from noon until midnight.

Food is served Monday – Saturday from 12 noon until 3pm, then 5 – 8.30pm and from 12 – 3pm on Sundays.

The café is open from 7am until 12 noon.

Tenure

Freehold

Business rates

Business rates as of April 2023, £10,000

Energy rating C



Viewing

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:



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