



THE COCK INN

Bullhurst Lane, Mugginton, Ashbourne, DE6 4PJ

FREEHOLD: £800,000 | REF: 4256595

KEY HIGHLIGHTS

- Beautifully renovated 18th Century Gastropub
- Character interior with c.140 covers
- Immaculate external areas with pods
- Car Park for 60 cars
- Stunning views of the Peak District
- Food led, net sales of £22,500 p.w. | Energy Rating B

THE OPPORTUNITY

The Cock Inn represents a strong opportunity to acquire a high quality pub with proven customer base which has excellent reviews on Trip Advisor where it is commonly praised for its gardens, atmosphere, experience and food.

There is capacity to further develop the food offering with events, experiences and optimise the external trading.

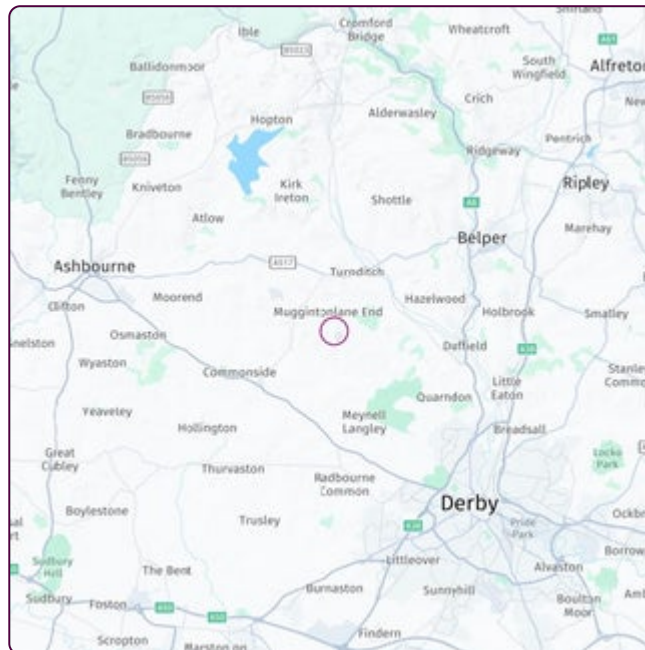
Our client is seeking a swift sale following re-organisation within the company so The Cock Inn represents an opportunity to secure a premium venue at a competitive price.





LOCATION

The Cock Inn is located in Mugginton, Derbyshire, a charming rural village surrounded by scenic countryside. The site benefits from access to nearby Ashbourne, Belper and Derby, as well as tourist spots including Kedleston Hall and Carsington Waters. It sits in an area popular with walkers, day-trippers and destination diners.



DESCRIPTION

The Cock Inn is a beautifully renovated Gastropub, offering high quality food and drink experience in a countryside setting with a beer garden offering stunning views over the rolling Derbyshire hills. The major refurbishment blends original low beams and characterful features with modern and open dining spaces totalling around 140 internal covers, with a feature south facing glass wall.

INTERNAL DETAILS

The pub offers varied trading spaces allowing for flexible uses. The Farmers Bar is a traditional beamed bar area with open fires and relaxed seating. The main restaurant sits in the contemporary extension with a mezzanine area, with its own bar, that is often booked out for private functions. There is a small snug area near the bar too, providing multiple dining areas for flexible uses.

GROUND FLOOR

The Ground floor consists of The Farmers Bar (30 covers), Main Restaurant, (54), Snug (12) commercial kitchen, Gents Toilet, two fireplaces and a large foyer.

OTHER FLOORS

The Mezzanine dining area caters for a further 30 customers, whilst having its own bar aiding private functions. The first floor also provides access to the manager's flat, staff room, office, various storage and customer toilets.

EXTERNAL DETAILS

Beautiful walled garden and pathway leads to the four 6 person pods and one 12 person pod, with 40 additional covers and various picnic benches taking total external covers to near 125. There is an external bar that opens for events and during summer. The car park has space for around 60 cars.



TRADING INFORMATION

The trade is a well balanced mix from food and drink which helps maintain trade throughout the year with an obvious summer boost. Sales have been on a upward trend and the gross margin is corca 70%. Full management trading information will be available once parties have viewed the premises.

	Net Sales Year End March 2025	Net Sales projected to end March 2026
Wet Sales	£358,900	£412,700
Food Sales	£726,400	£733,400



OWNER'S ACCOMMODATION

There is a two bedroom manager's flat, with additional staff room and office.

STAFF

All staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. A staff list will be provided to serious applicants.

FIXTURES & FITTINGS

Fixtures & Fittings are included within the sale.

TRADING HOURS

Monday to Thursday: 12:00pm – 10:30pm
Friday & Saturday: 12:00pm – 11.00pm
Sunday: 12:00pm – 10:00pm

BUSINESS RATES

The Rateable Value is £77,000 with effect from 1st April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

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.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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