



THE SWAN INN

49 Main Street, Milton, DE65 6EF

FREEHOLD: £550,000 | REF: 5752415

KEY HIGHLIGHTS

- Charming 18th Century Village Pub
- 0.4 acre site with beer garden
- Turnover - £411,531 (57:43 Wet)
- EBITDA - £69,117 (16.7%)
- 60 internal covers across two rooms
- Planning approved for rear extension | Energy rating C



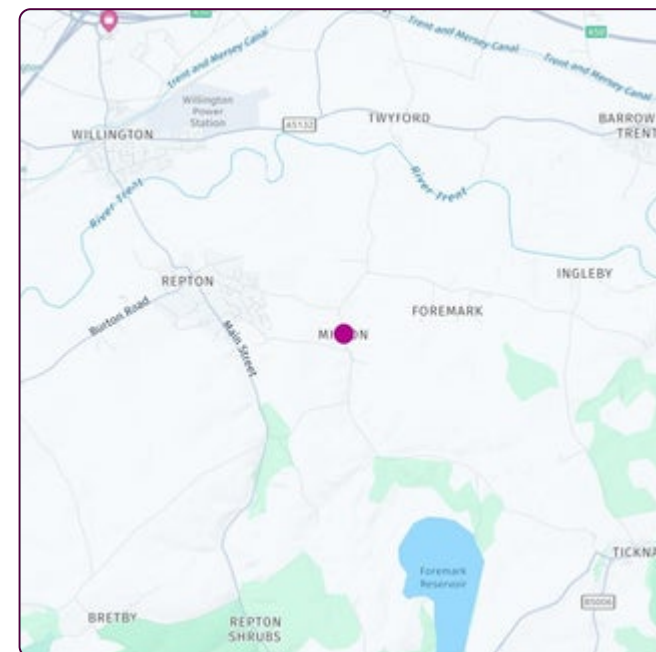
LOCATION

The Swan Inn is situated in the attractive hamlet of Milton, nestled between the popular villages of Repton and Ticknall in South Derbyshire.

The property occupies a prominent position on Main Street within a picturesque rural setting, surrounded by countryside and affluent residential areas. The location is particularly desirable, lying close to the renowned Repton School — one of the country's leading independent schools — and drawing from its affluent and well-established community. The pub is also approximately one mile from the well-regarded beauty spot of Foremark Reservoir, further enhancing its appeal to visitors and outdoor enthusiasts.

Despite its peaceful village setting, the property benefits from good accessibility, being within close proximity to Repton and just a short drive from Burton upon Trent and Derby via the A50 and A38, providing access to a strong catchment population.

The surrounding area is well known for leisure pursuits including walking and cycling, Foremark Reservoir itself, and two further National Trust sites, Calke Abbey and Staunton Harold Reservoir, supporting a steady flow of visitors and destination diners.



DESCRIPTION

The Swan Inn is a characterful and historic village pub dating back to the early 18th century, having served as a central hub for the local community for over 200 years. The business is family-owned and offers a traditional pub environment complemented by a high-quality food offering. The property features a cosy and welcoming bar area serving a range of real ales, wines and spirits, alongside an intimate restaurant providing a well-regarded dining experience. The food-led offer focuses on freshly prepared dishes using locally sourced ingredients, blending traditional pub classics with modern and international influences. The Swan has developed an excellent reputation for food quality and customer service, with strong reviews and repeat custom.



INTERNAL DETAILS

The pub boasts significant amounts of character throughout, with decorative wooden beams and exposed fireplaces as part of a classic traditional pub aesthetic.

The trading areas are split into a traditional bar / lounge area with casual seating with around 25 covers and a more formal and intimate restaurant with 35 covers.

These are served jointly by a central bar servery.

The remainder of the ground floor features the customer toilets, the kitchen and various store rooms.

THE OPPORTUNITY

The pub currently represents a wonderful lifestyle pub for a small and manageable operation with an efficient team, perfectly suited for an owner operator.

The current trading hours can also be extended beyond the current hours of operating.

For those looking to expand the trade, the owners have planning permission to extend the pub to the rear, to incorporate a new dining area and a commercial kitchen. This would increase the internal covers significantly without detracting from car parking or the beer garden.



FIXTURES & FITTINGS

Fixtures and fittings included.

EXTERNAL DETAILS

The pub has a large beer garden to the rear, with various picnic benches and a small children's playground on the lawned area.

The frontage of the pub includes six picnic benches for further outdoor trade opportunity, aided by large flower pots and hanging baskets

TENURE

Freehold

OWNER'S ACCOMMODATION

The pub boasts a spacious well presented two bedroomed managers flat directly above the pub, with two double bedrooms, a large reception room, a bathroom and a kitchen.

The apartment is in excellent condition and would have a great Air BnB potential should owners not live on site.

TRADING INFORMATION

Turnover - £411,531

57:43 Wet Split

EBITDA - £69,117



TRADING HOURS

Monday: 16:00 – 22:30

Tuesday: Closed

Wednesday: 16:00 – 21:00

Thursday: 12:00 – 22:30

Friday: 12:00 – 23:00

Saturday: 12:00 – 23:00

Sunday: 12:00 – 21:00

* There is scope for these hours to be extended.

BUSINESS RATES

The current owners have advised the property qualifies for rural rate relief.

DEVELOPMENT POTENTIAL

The pub has development potential through approved planning to develop the rear of the site to add a large restaurant area, which would add around 45 internal covers and a further 30 external covers, as well as renovation and expansion of the existing kitchen and store areas

PLANNING PERMISSIONS

Planning permission has been granted by South Derbyshire District Council under reference DMPA/2023/0829;

The decision was approved in August 2023.

The approved scheme had included a single-storey rear extension to enlarge the kitchen and dining areas, the erection of six holiday lets, a new front porch, parking, alongside the demolition of an existing outbuilding.

The design presentation is available upon request.

REGULATORY

Permitted Hours:

Monday to Thursday:

Alcohol sales: 11:00 – 23:00

Opening hours: 08:00 – 23:30

Friday & Saturday:

Alcohol sales: 11:00 – 00:00

Opening hours: 08:00 – 00:30

Sunday:

Alcohol sales: 11:00 – 22:30

Opening hours: 08:00 – 23:00





DEBT & INSURANCE ADVISORY

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



JONTY GREEN

Business Agent

T: +44 7715 806 592

E: jonty.green@christie.com



ALEX REX

Associate Director - Pubs & Restaurants

T: +44 7540 061 864

E: alex.rex@christie.com

