

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Freehold A Roadside Derbyshire Pub/Restaurant overlooking canal basin -
£275,000**



**The Great Northern, 134 Derby Road, Langley Mill, Derbyshire, NG16
4AA**

- Two attractive trading rooms with total customer seating for approx. 65.
- Large beer patio overlooking canal basin, further beer patio to the front.
- Car parking for circa 9 vehicles.
- First floor living accommodation with 4 double bedrooms.
- Joint Agents WTS - Contact: Richard Tole, Tel: 07917 088221, Email: richard@wtsccommercial.co.uk

**Freehold offers are invited in excess of £275,000 subject to contract and
exclusive of VAT where chargeable.**

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LOCATION

The property fronts the Old Derby road, the A608, within 100 yds of its junction to the main A610 approximately 0.25 miles from the centre of Langley Mill. The pub overlooks the Great Northern Canal basin at the junction of the Erewash, Cromford & Nottingham canals. The immediate vicinity is made up of a range of canal side cottages to the rear of the pub and opposite is a trading estate comprising modern trade counter units. Eastwood and Heanor are within 1.5 miles and Ilkeston 4 miles to the south.

DESCRIPTION

The public house which dates back to the 1870s is of 2 storey mainly rendered brick construction, beneath pitched slated roofs and is served by a surfaced and white lined customer car park to the front of the site for circa 6 vehicles and 3 further spaces to the rear. A beer patio and smoking shelter lie adjacent to the main entrance lobby and the pub also benefits from a large beer garden/patio which overlooks the adjoining canal basin.

The site extends to 0.256 acres and has a footprint of 3,027 sq. feet. (Source Nimbus Maps).

ACCOMMODATION

Ground Floor: Front entrance lobby leading to the L shaped public bar with quarry tiled and part timber flooring, leatherette fixed seating, fireplaces and ceiling beams, arranged in various cosy alcoves with timber topped servery, adjoining food service counter and seating/dining area with upholstered fixed seating. There is a total of 45 covers in the main bar area. Adjacent is the games area which is also used for food service on busy sessions providing an additional 20 covers. To the rear of the servery is the catering kitchen, adjoining wash up, surface beer cellar and bottle store, dry and general stores. The ladies and gentlemen's customer lavatories are located from the main entrance lobby.

First Floor: Living Accommodation: 4 double bedrooms, lounge, office, domestic kitchen, bathroom and boiler room.

Second Floor: 3 rooms that at present are used for storage only.

Outside: Large beer patio overlooking the canal basin with a variety of picnic sets providing seating for circa 60 customers. To the front of the property there is an additional beer patio for 20 customers and smoking shelter. A surfaced and white lined 6 space car park also lies to the front of the site with a further 3 spaces to the rear. Furthermore an enclosed side yard leads from the back of house areas. A garage lies to the side.



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GENERAL INFORMATION

Tenure

The property is freehold with vacant possession.

Services

We are informed that all main services are connected to the property.

Licences

The property benefits from a Premises licence permitting the sale of alcohol on Sunday to Thursday from 10:00hrs to 00:00hrs and on Friday to Saturday from 10:00hrs to 01:00hrs.

Town & Country Planning

The property is not listed and lies within the Langley Mill, Great Northern Basin Conservation Area.

Fixtures & Fittings

All items in the nature of the fixtures, fittings and effects are included in the sale with the exception of items held on 3rd party agreements and the personal effects of the manager in the living accommodation.

TUPE

All staff are to transfer under the TUPE regulations. A staff schedule will be made available to interested parties.

Stock in Trade

Stock in trade and unbranded glassware will be taken to at valuation upon completion.

Rating Assessment

The rateable value is £21,000 with effect from April 2023

EPC

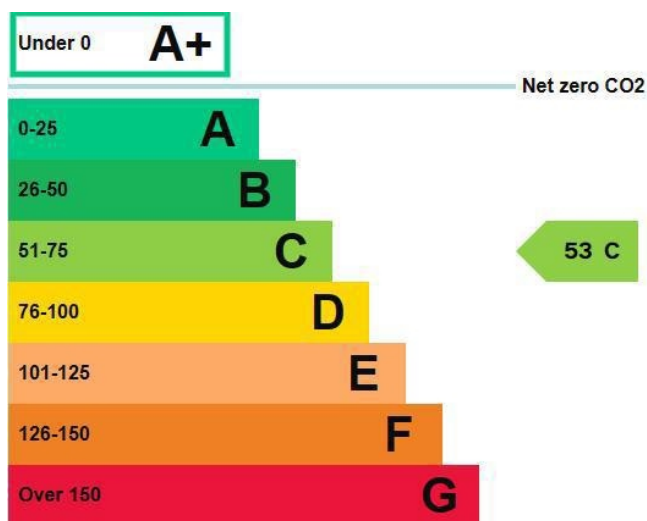
An EPC is available for inspection.

ASKING PRICE

Freehold offers are invited in excess of £275,000 subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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