

Prominent Freehold Derbyshire Town Centre pub overlooking Market Place - £325,000



The Thorn Tree, Market Place, Ripley, Derbyshire, DE5 3HA

- Attractive pub with Market Place/High Street frontage
- Large L shaped open plan trading area with seating for approx. 70 customers.
- Extensive and well presented beer patio.
- Large 3 bedroom living accommodation.
- Joint Agents WTS - Contact: Richard Tole, Tel: 07917 088221, Email: richard@wtscommercial.co.uk

Freehold offers are invited in excess of £325,000 subject to contract and exclusive of VAT where chargeable.

Particulars Updated 18-Mar-2024

Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipssurveyors.co.uk
www.matthewphillipssurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

The property is located within the busy town centre of Ripley directly overlooking the Market Place and with a frontage to the High Street. The main retail facilities and entertainment circuit are arranged around the Market Place as are the offices of Amber Valley District Council. As a result the Thorn Tree is well located to attract trade throughout the day and evening.

Road communications to Ripley are excellent with the main A38 within 1 mile providing access to Derby and the M1 at junction 28.

DESCRIPTION

The Thorn Tree is an imposing property of 2 storey partly rendered brick construction with pitched slated roofs and benefits from a well presented beer patio overlooking the Market Place.

The site extends to 0.144 acres and has a footprint of 3,787 sq. feet. (Source Nimbus Maps).

ACCOMMODATION

Ground Floor

L shaped open plan public bar which is mainly carpeted but features part quarry tiled flooring, with extensive areas of perimeter fixed seating, fireplaces and a range of loose fixtures and fittings arranged around a timber topped servery with tiled back fittings. In total there is seating for 70 customers. The trading accommodation is served by 2 sets of ladies and gentlemen's customer lavatories, together with a disabled customer lavatory. The catering kitchen and wash up are to the rear of the main bar.

First Floor

Living Accommodation: 3 double bedrooms, bathroom, kitchen, lounge. In addition the manager's office, adjoining boiler room and bottle store are also located at first floor.

Basement

Beer cellar arranged in 2 main areas with barrel drop, bottle and general stores.

Outside

Large and well presented beer patio with various picnic sets providing seating for circa 30 customers, adjoining large smoking shelter.



Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipsurveyors.co.uk
www.matthewphillipsurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



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 holds the benefit of a Premises licence permitting the sale of alcohol on Monday to Wednesday from 10:00hrs to 00:00hrs, on Thursday from 10:00hrs to 02:00 hrs, on Friday and Saturday from 10:00hrs to 02:00hrs and on Sunday from 11:00hrs to 00:00hrs.

Town & Country Planning

The property is not listed nor in a Conservation area.

Fixtures & Fittings

All items in the nature of the fixtures, fittings and effects are included in the sale other than items held on 3rd party agreements and 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 £17,000 with effect from April 2023.

EPC

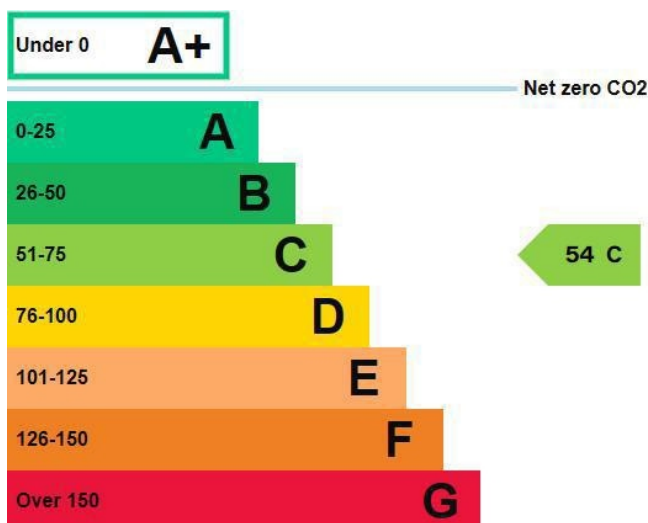
The property has an EPC rating of Band C.

ASKING PRICE

Freehold offers are invited in excess of £325,000 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.

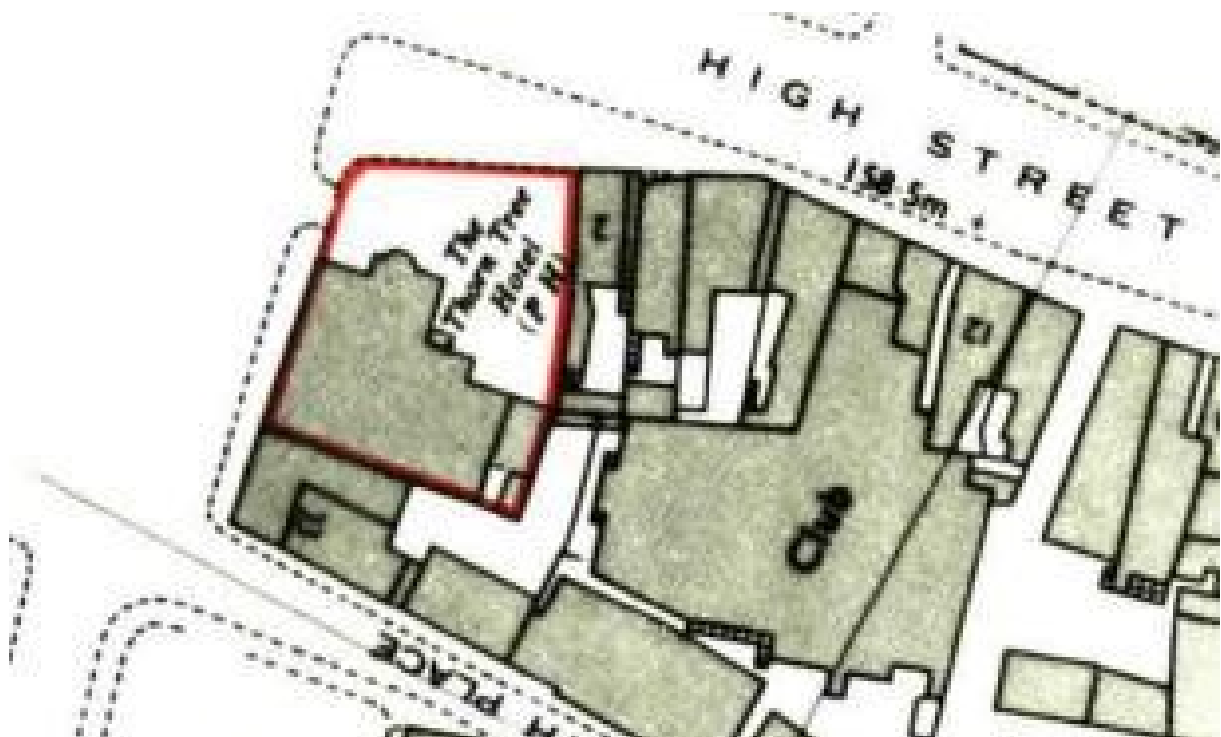
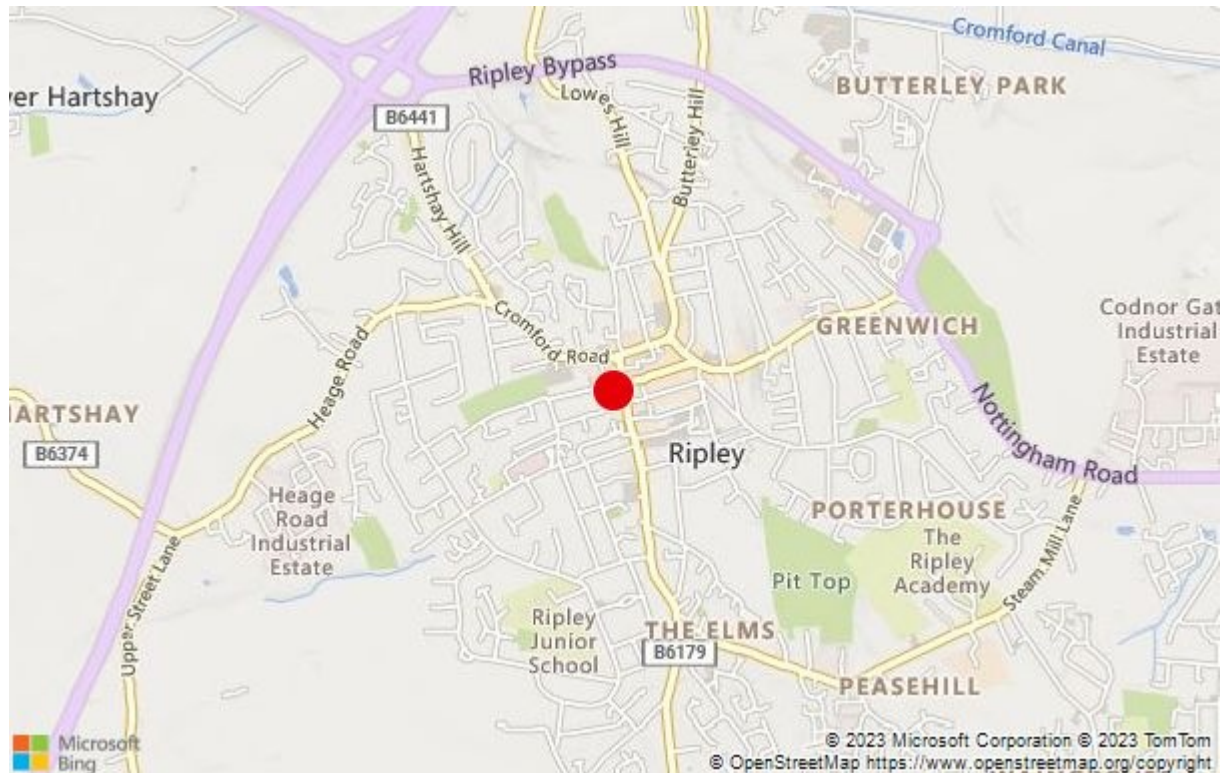


Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipsurveyors.co.uk
www.matthewphillipsurveyors.co.uk

Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



Office 11, Lichfield Business Village,
Staffordshire University Lichfield Centre,
The Friary, Lichfield, Staffordshire,
WS13 6QG

Telephone: 0121 353 2757
Mobile: 07973 837548
Email: matt@matthewphillipsurveyors.co.uk
www.matthewphillipsurveyors.co.uk