



R&R's

12 Derby Road, Chellaston, Derby, Derbyshire, DE73 6RA

Prominent A-road public house in a busy, well-populated location - Freehold £650,000



Key Features

- Prominent A Road public house in busy and very well populated area.
- Successful community pub with Sports Bar offer.
- Well refurbished and maintained property.
- Large site of 0.46 acres to include excellent beer patios.

Location

R&R's benefits from a prominent and highly visible location on the Derby Road, A514, within the busy and well populated suburb of Chellaston. The public house lies opposite a parade of local shops and within 0.5 miles there are recently developed Aldi and Lidl supermarkets, a Tesco Convenience store and Chellaston Academy school. Good quality housing lies in all directions with 11,770 people within 1km (Source Nimbus Maps). Derby City centre is 4 miles to the north and the A50, 1 mile to the south provides excellent road communications to the surrounding area.

Description

The property is of traditional mainly 2 storey brick construction with pitched slated roofs together with various two and single storey extensions to the side and rear. The public house is served by a surfaced and white lined car park to the side and rear which provides spaces for circa 22 cars. To the frontage and overlooking the main road, there are two well designed beer patio areas with outside bar immediately accessible from the main trading area. The site extends to approximately 0.46 acres and Derby Road is reported to carry approximately 15,000-20,000 vehicle movements per day (source: Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor

Entrance lobby from car park, main trading area with prominent servery counter and seating with tiled floor and a range of high stools and tables, adjoining pool area and serving hatch to the catering kitchen. To the front of the property is the main seating area which is carpeted and also features timber flooring to the darts throw area, loose tables and chairs, high stools and tables, various TVs and a range of sport related memorabilia. In total there is seating for circa 80 customers. The fitted catering kitchen and Accessible lavatory facilities lie to the rear. Dry, bottle stores and kitchenette adjoin the servery.

First Floor

Function room/ additional lounge bar with corner servery, Ladies and Gentlemen's customer lavatories, office and staff room.

Basement

Well ordered and dry beer cellar.

Stock in Trade

Stock and unbranded glassware with be purchased by the Buyer on completion at valuation.

Business

R&Rs was acquired by the Vendors some 9 years ago, following which a wholesale refurbishment programme was undertaken. The business is operated successfully as a community

pub serving a mixed age clientele with an emphasis on live sport but with support from pool, darts and local football teams. A value food offer has previously been provided although no food is offered whilst the sale process is on going. Accounts will be made available to bona fide interested parties.

Tenure

The property is held freehold under title number DY301672 and is to be made available with the benefit of vacant possession.

Licences

The R&Rs holds a Premises Licence which permits the sale of alcohol on Sunday to Thursday from 09:00 to 23:30 hrs and on Friday and Saturday from 09:00 to 24:00 hrs.

Town and Country Planning

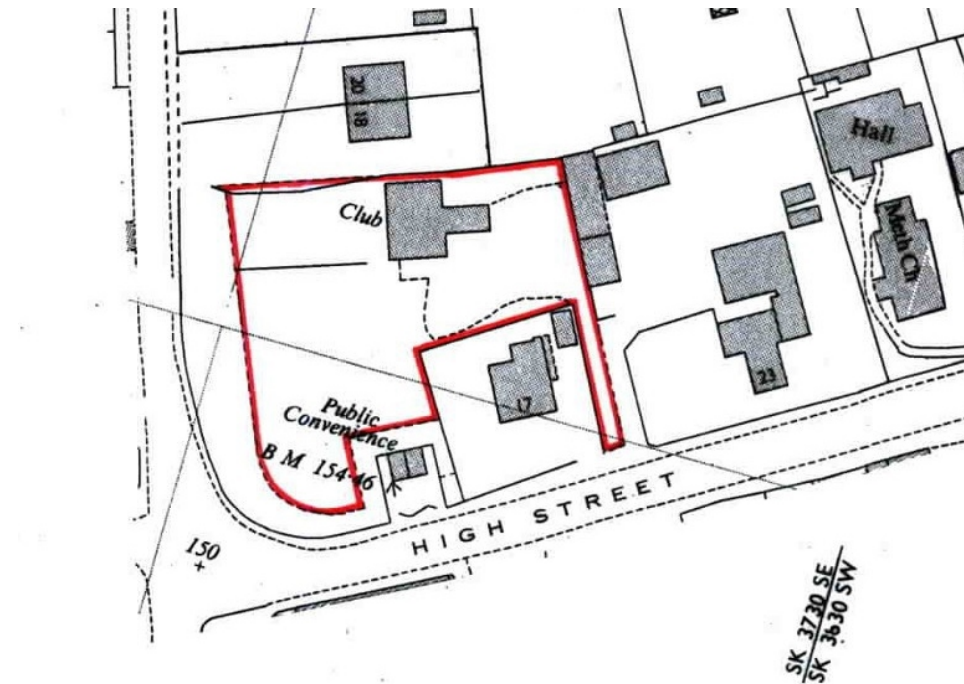
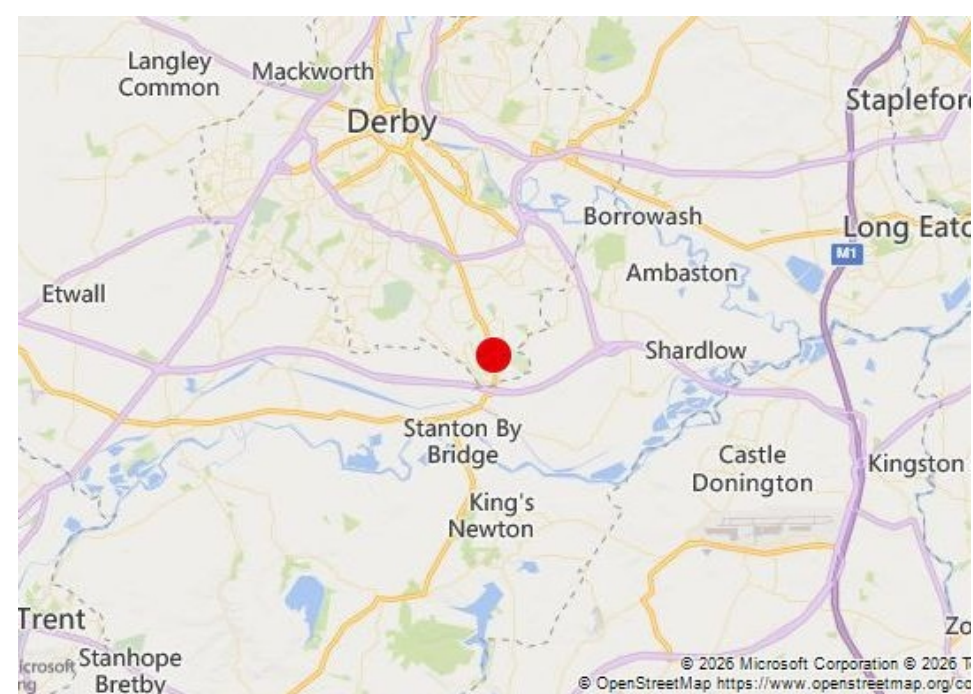
The property is not listed nor in a Conservation area.

Fixtures and Fittings

All items of furniture, equipment, trade fixtures and fittings, are included in the sale. An inventory will be provided.

TUPE

All staff employed at the property will transfer to the Buyer under the TUPE regulations. A full staff schedule will be made available.







Business Rates

Rateable Value £13,000.

EPC

A copy of the EPC will be made available.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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