

FOR SALE FREEHOLD – OIEO: £325,000 + VAT
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
- WTS Property Consultants and Matthew Phillips Surveyors ([matt@matthewphillipssurveyors.co.uk/07973 837548](mailto:matt@matthewphillipssurveyors.co.uk/07973837548)) are jointly instructed to dispose of the property on behalf of the vendor

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 and 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.

Property 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 ft. (Source Nimbus Maps).

Accommodation

Ground Floor

L shaped open plan public bar which is mainly carpeted but part quarry tiled 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 around 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 washup 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 with light and heat.

Tenure

Freehold with vacant possession. The property is held under Title Number DY182371 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Wednesday	10:30 to 00:00
Thursday to Saturday	10:30 to 01:00
Sunday	11:00 to 23:30

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.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £17,000 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtscommercial.co.uk

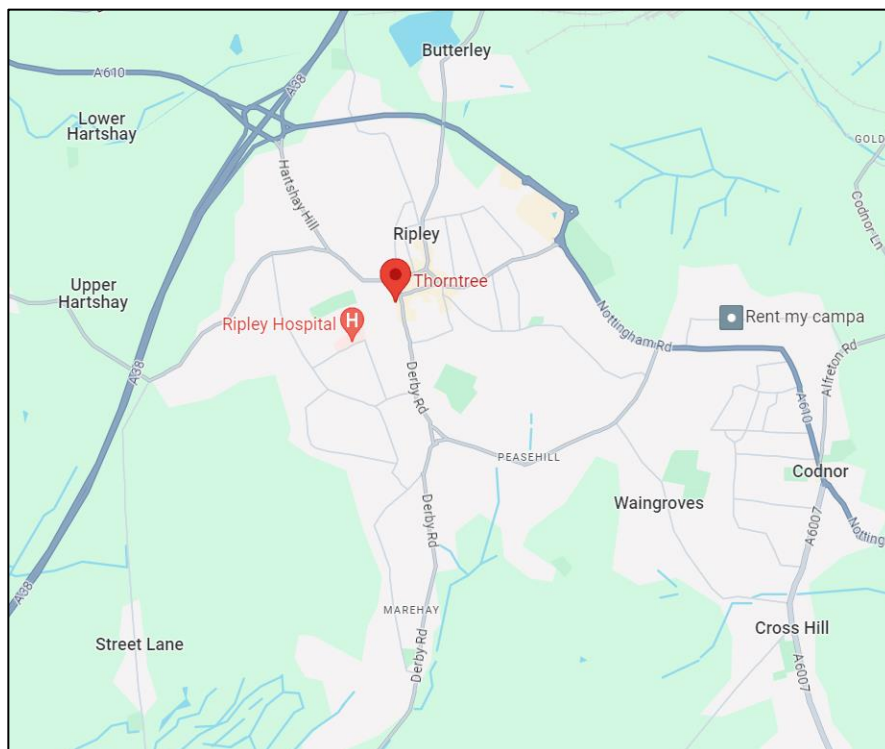


Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtscommercial.co.uk

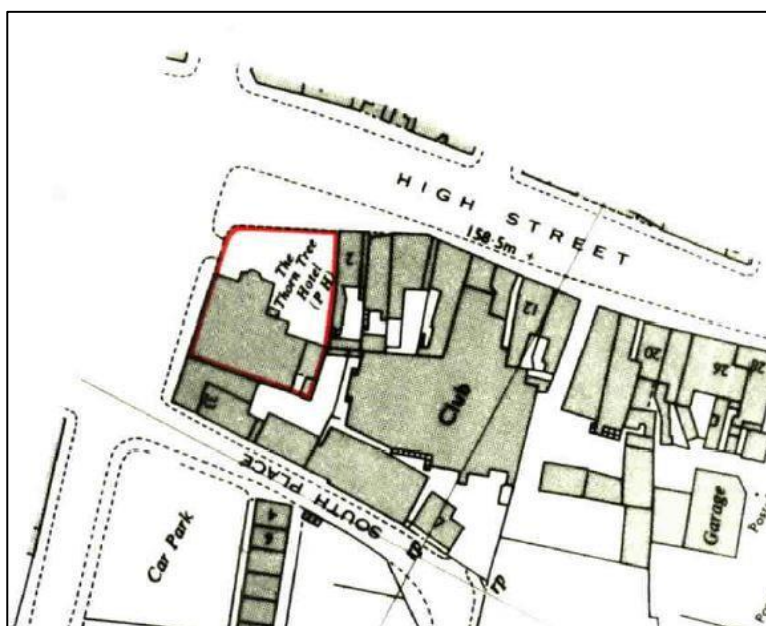




Location Plan



Title Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

