

FOR SALE FREEHOLD – OIEO: £275,000 + VAT
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
- 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 fronts the Old Derby road, the A608, within 100 yards of its junction to the main A610 within 0.25 miles of 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.

Property Description

The public house which dates back to the 1870's 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. ft. (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 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.

Tenure

Freehold with vacant possession. The property is held under Title Number DY427206 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. It is located within the Langley Mill, Great Northern Basin 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.

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.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £21,000 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
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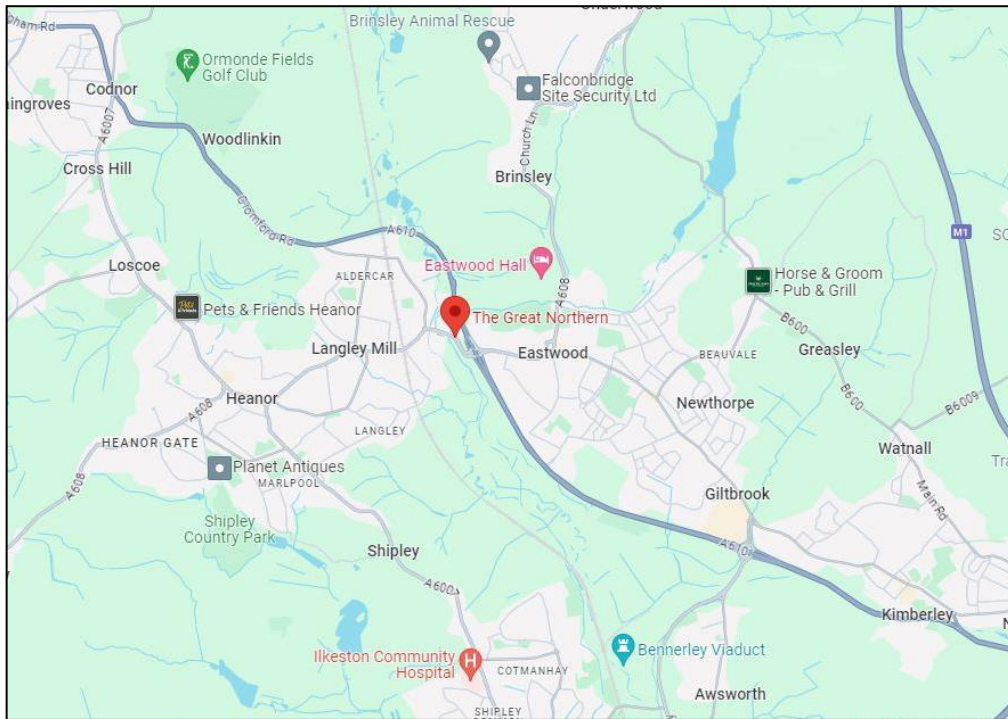


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Location Plan



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

