

**FOR SALE FREEHOLD – GUIDE PRICE: £195,000 + VAT**  
**NEW ZEALAND ARMS, 2 LANGLEY STREET, DERBY,**  
**DERBYSHIRE, DE22 3GL**



- Traditional public house in a densely populated residential area
- Prominent corner position fronting Peel Street & Langley Street
- The University of Derby's Markeaton Street campus is around half a mile away
- Good size open plan trade accommodation with a large manager's flat upstairs
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers and investors

## Location

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles west of junction 25 of the M1 Motorway and 40 miles north-east of Birmingham. The city has a resident population of in the region 250,000 people.

The New Zealand Arms is located in a mainly residential area of Derby around 1 mile from the city centre. The property occupies a prominent corner position fronting Langley Street and Peel Street. The pub is predominately surrounded by residential dwellings and is very popular with students being only around a 10 minute walk from the University of Derby's Markeaton Street Campus.

## Property Description

A two storey mainly detached property of brick construction with painted elevations under a tiled roof, with later single storey additions under a flat roof.

## Accommodation

The ground floor comprises of an open plan single trading room with an interlinking bar and lounge set around a central servery. The pub has various zoned areas including accommodation for informal drinking, sports viewing, pool and darts. The pub is furnished in a traditional style throughout and benefits from having some attractive features including a flagstone floor in the trade area to the left of the bar servery.

Ancillary areas include customer WC's, disabled WC, catering kitchen, basement beer store, office and various storage areas.

The upstairs private living accommodation comprises of three bedrooms, lounge, kitchen, storage areas and a bathroom.

Externally there is a trade terrace to the rear with a smoking solution. Additionally, there is an external bin store to one side.

The property's ground floor Gross Internal Area is around 2,712 square feet and it sits on a plot size amounting to circa 0.078 of an acre.

The property is likely to be of interest to local and regional public house and restaurant operators, property investors, local landlords and developers.

## Tenure

Freehold. The property is held under Title Number DY331277 and the Title Plan is included on page 4.

## 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 Sunday from 10am until midnight.

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £12,000 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A 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.

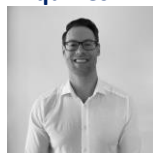
## Viewings

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: George Walker  
Tel: 07359 213606  
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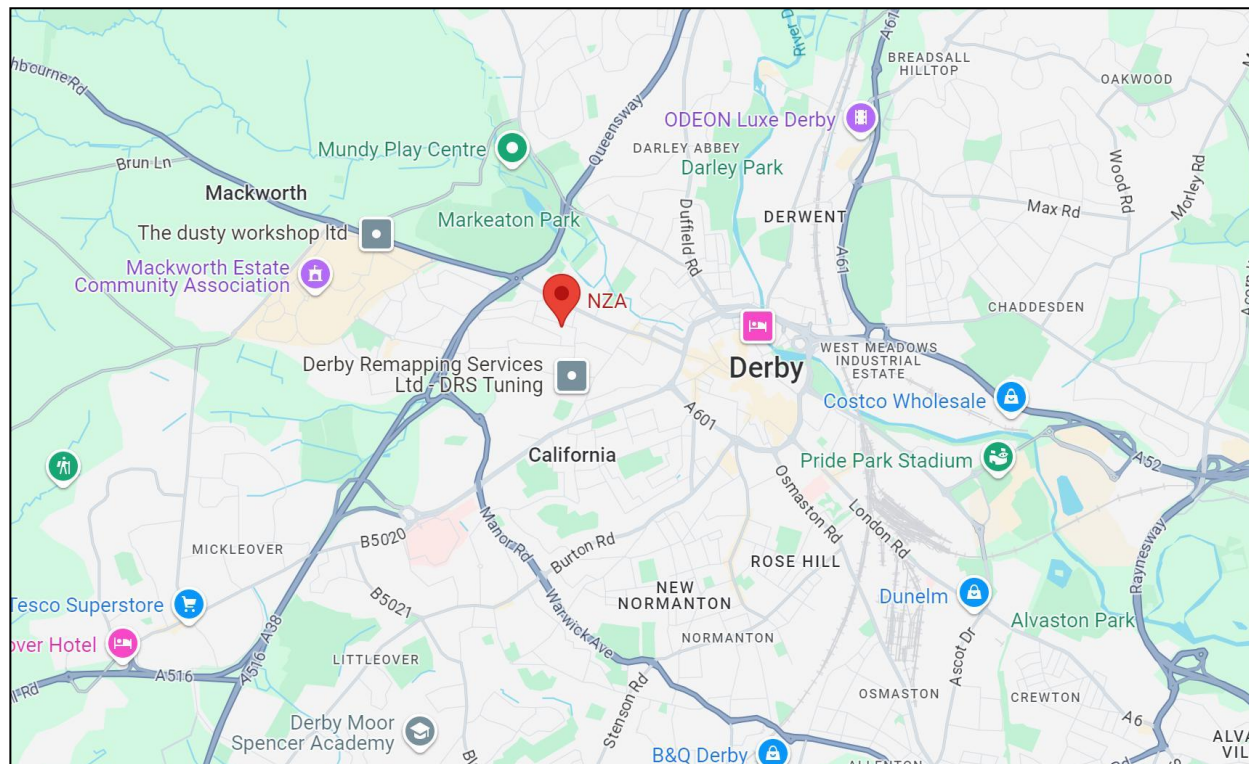
Contact: Richard Tole  
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Email: richard@wtsccommercial.co.uk



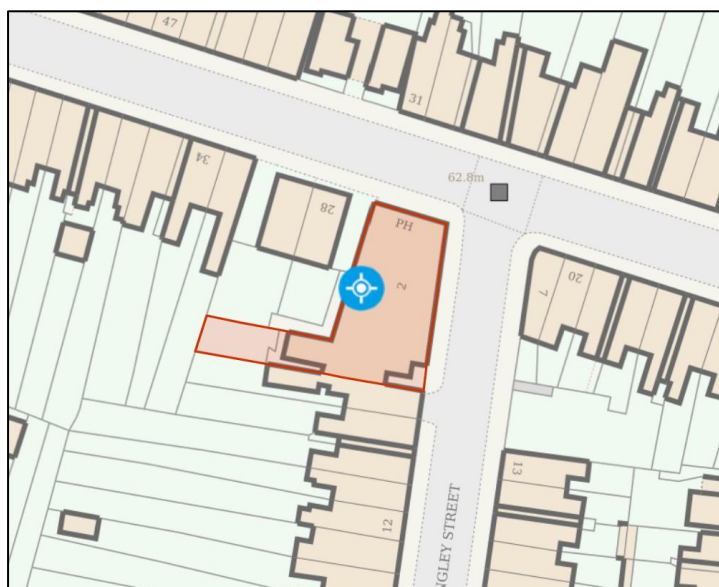




## Location Plan



## Site Plan



### Important notice

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## Our Services & Offices

