



King Edward VII, 121 High Street, Alfreton DE55 5PP

**FOR SALE**

Freehold Public House With  
Development Potential (STP)

**5,522 Sq Ft  
(513 Sq M)**



## DESCRIPTION

The premises comprise a public house arranged over ground floor and basement level with a number of first floor hotel rooms.

To the rear of the premises is a large beer garden and parking for approximately 15 vehicles.

The premises is currently let on an FRI lease for a term of 35 years from 10/11/2007. There is an option for a purchaser to obtain vacant possession; further information is available on request.

- ✓ Public House and Hotel
- ✓ Development Potential (STP)
- ✓ Prominent High Street Position
- ✓ Freehold Property
- ✓ Potential to Obtain Vacant Possession
- ✓ Site Area of 0.21 Acres (0.08 Hectares)



## LOCATION

The subject premises are located on High Street in the village of Tibshelf; approximately 10 miles south of Chesterfield.

The property occupies a prominent spot within High Street and is neighboured by a number of retail units. The wider area comprises predominantly residential dwellings and the property is also adjacent to Tibshelf Infant School.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,522	513

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

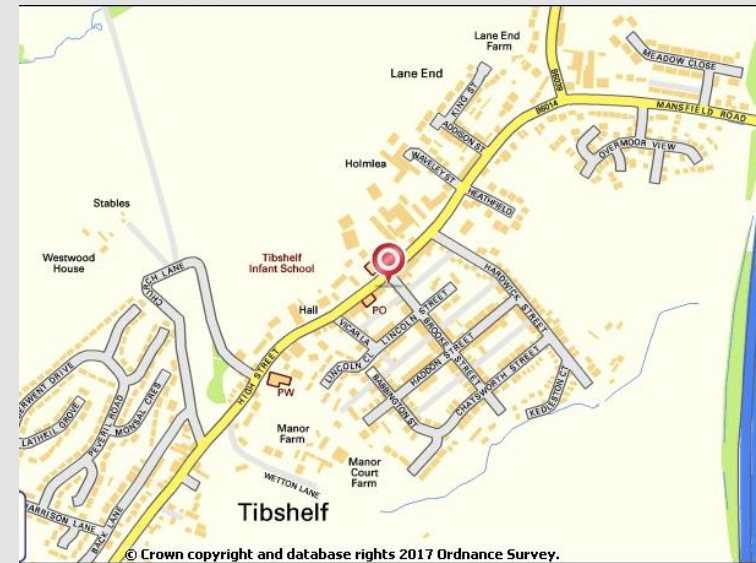
## BUSINESS RATES

The premises has a rateable value of £8,900. Interested parties are advised to make their own enquiries to the VOA.

## TERMS

The freehold property is available for £195,000 (+VAT).

**EPC** The premises has an EPC of C-74 and a full copy is available on request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith  
Hampton**

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