



# The Roston Inn

## Roston



**The Roston Inn  
Roston  
Ashbourne  
Derbyshire DE6 2EE**

A rare opportunity in the locality to acquire a substantial freehold  
Public House with extensive living accommodation  
on the first floor.

The Roston Inn lies in delightful countryside close to the market  
town of Ashbourne and is currently let until December 2025

We understand that the current tenant would like to renew the  
lease subject to negotiation.

The current rent passing is £18,000 per annum.

**Guide Price:  
£350,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





# Ground Floor

The ground floor comprises of all the commercial area and includes a large Entrance Foyer to the rear which generally serves as the main access from the car park.. There are two good sized Lounges, each with their own bars which are inter connected to each other.

In addition there is a commercial Kitchen, an equipped cellar and ladies and gentlemen's wc's





## First Floor

The first floor is accessed from the ground floor rear foyer with private stairs to the owner/licensees accommodation. The living accommodation is extensive and includes four Bedrooms of good size, a large Sitting Room, Kitchen and a Bathroom and en suite Shower Room.







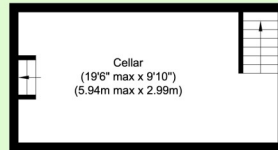
## Externally

The property is accessed direct from the lane and includes a good car park, rear garden with seating and a camp site for up to 5 caravans. Immediately to the rear of the pub is a paved terrace with lawn beyond and at one side a useful brick built outbuilding. In all the site extends to 0.62 acres.

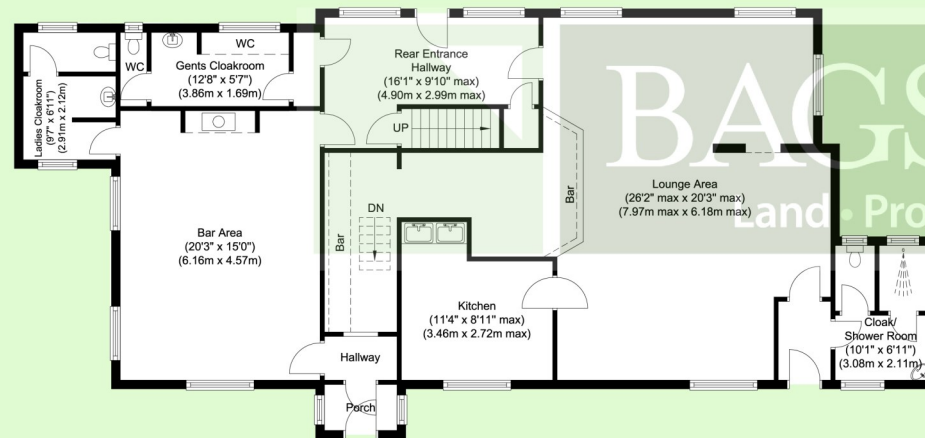




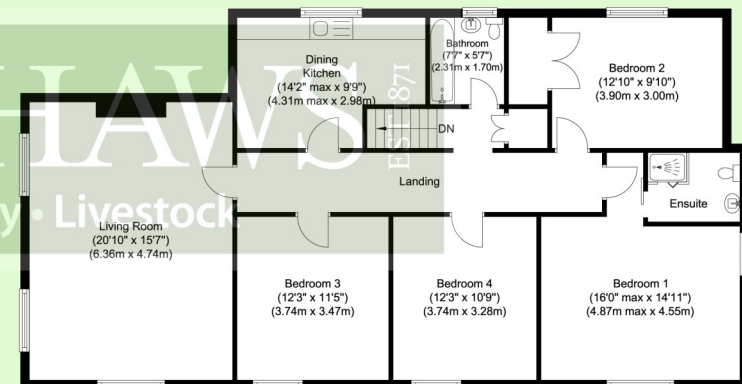
## Cellar



## Ground Floor



## First Floor



## Roston Inn, Roston, Ashbourne DE6 2EE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



# General Information

## Services:

Mains electricity and water. Septic tank drainage. Oil fired central heating.

## Tenure and Possession:

The property is sold Freehold and subject to a lease

## Rights of Way, Wayleaves and Easements:

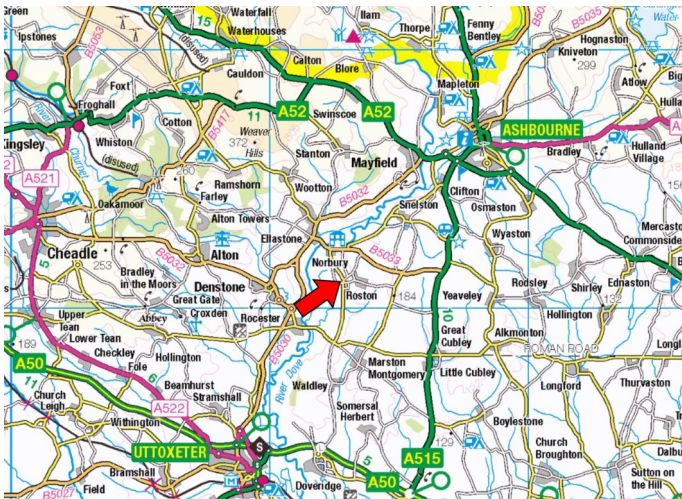
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. There is a right of way across the car park and to the rear of the property for access to the neighbouring "Rose Cottage"

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order. There will be an inventory of contents relating to the contents of The Roston Inn available to a purchaser.

**Local Planning Authority:** Derbyshire Dales District Council. T: 01629 761100

Please note the adjoining property known as Rose Cottage is also available for sale by separate negotiation



W//3//W:  
Painting.Nervy.Daydreams

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

**Business Rates:** Current rateable value £3,500

**EPC** – D

**Method of Sale:** The property is for sale by private treaty.

**Solicitors—** Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, ST10 1DY. T: 01538 755761. Contact: Timothy Halliday

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**Special Note: Please note this property is registered as an Asset of Community Value.**

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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**RICS**



**CAAV**

