

FREEHOLD FOR SALE SUBSTANTIAL & DIVERSE BUSINESS

****PRICE REDUCTION****

The Fountain, 1 Yeoman Street
Bonsall
DE4 2AA



■ Comprising the following elements:

- Tea Rooms / Restaurant.
- Bed & Breakfast Accommodation.
- Village Store & Delicatessen.
- Self-Catering Holiday Apartment.

■ Comprehensively refurbished throughout.

■ Location

Bonsall is a picturesque village on the edge of The Peak District, 5 miles from Matlock and 14 miles from Ashbourne.

The village attracts significant visitor numbers being located on the The Limestone Way.

The village has two local pubs, The Barley Mow and The Kings Head, supported by numerous holiday cottages.

■ Description

Originally known as 'The New Inn', the building was renamed The Fountain Inn in 1890. The building was acquired by the current owners in 2011 and has since been comprehensively redeveloped.

The freehold interest includes 2 existing buildings, separated by a middle courtyard, with an extensive patio area fronting onto Yeoman Street.

The front building comprises a Tea Room/Restaurant at ground floor, with 2 bed (ensuite) and breakfast rooms on the upper floor.

The rear building comprises a Village Store/Delicatessen at ground floor, with a self catering apartment on the upper floor.

All of the accommodation has been decorated throughout to a very high standard, with modern amenities.



VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Punders/Lessee
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Accommodation

Tea rooms / restaurant

The premises comprise extensive restaurant and kitchen facilities:

Restaurant/kitchen	51.94 Sq. m	559 Sq. ft
Rear store	14.14 Sq. m	152 Sq. ft
Mezzanine Store	7.44 Sq. m	80 Sq. ft
Total	73.53 Sq. m	791 Sq. ft

Male/Female/Disabled WC facilities are located to the rear of the restaurant premises.

There is also an external storage area in the rear yard.

Bed & breakfast

The Bed & Breakfast accommodation is located above the restaurant space, accessed separately from an external doorway in the courtyard. The premises comprise two comfortable bedrooms, one double and one twin, both with ensuite bathroom.

Both bedrooms are decorated to a very high standard.

Village store & delicatessen

The Store is situated with a prominent window frontage to the rear courtyard, selling a wide range of groceries and household supplies.

The building is currently subdivided between sales and kitchen/prep areas, both comprehensively fitted out with modern appliances.

The Store has the benefit of a roller shutter to the window frontage/entrance.

The Store provides a total area of 39.75 Sq. ft (428 Sq. ft)

Please also note that the Store benefits from an off license. There is the opportunity to secure a full on licence for the tearoom/restaurant premises, subject to securing the necessary approvals/consents.

Self catering holiday apartment 'Cobbles'

'Cobbles' is located at first floor level above the Village Store and to the rear of the Tea Rooms.

The self-catering accommodation comprises a spacious double bed and twin room with open plan kitchen/living/dining area, together with a bath and shower.

The apartment is decorated to a very high standard.



■ Further information

Further information on the extent of the premises and the nature of the business can be found via the link www.thefountainbonsall.co.uk.

■ Freehold interest

Offers in excess of £675,000 plus VAT (if applicable) are sought for the benefit of the freehold interest.

■ Turnover

The combined property elements have delivered a very strong financial performance over a sustained period of time.

Information on turnover, broken down across the four elements of the business is available confidentially on request to interested parties.



■ EPC

An EPC has been commissioned and is awaited.

■ Rates

It is understood that the Tea Rooms/Restaurant currently benefits from Small Business Rates Relief.

The Non-Domestic Rates for the Cobbles premises is £698.60 which includes a 50% retail discount.

Interested parties should make their own enquiries with Derbyshire County Council - 01629 533190.

■ Legal costs

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

