



The Black Horse Inn

Ref: 5752374

Hulland Ward, Ashbourne, DE6 3EE

Freehold: £950,000

A Traditional Family Run Pub

March 2023 Turnover £304,329

Large Dual Roadside Location

4 Ensuite Lettings Rooms

100+ Internal Covers, 70+ External Covers

Versatile Internal Layout and Generous Owners Accommodation. Energy rating B



The Black Horse Inn is a traditional family run pub. It is positioned on the apex of two roadsides offering a prominent frontage and generous outside space. It is a long-established business located in the heart of the Derbyshire halfway between Ashbourne and Belper, a stones throw away from Carsington Water and a short distance from the Peak District National Park. It has been well maintained and improved by the current owners since taking over nearly 10 years ago and is popular from regular passing trade and its local customer base. It is well known for its home cooked traditional menu using local produce and variety of beers including local guest ales. In addition, there are 4 modern and ensuite lettings rooms to the 1st floor and a spacious 3 double bed roomed owners flat with a well-equipped commercial kitchen and plenty of useful storage. The Black Horse provides an excellent opportunity for a small, medium or large operator to acquire a well known and well run venue.



Description

To the ground floor the extensive space includes an 'L' shaped main bar area, a generous sized dining hall with further bar and additional dining room, good sized commercial kitchen and plenty of storage. The internal covers capacity is 100+. There are customer toilets and private access to the cellar and to the owner's accommodation.

Internal Details

The first floor is divided into 2 parts with separate entrances. The first includes 4 modern double ensuite lettings rooms – all well decorated and fitted to a high standard. The second part is the owner's accommodation which is a 3 double bed roomed apartment with good sized living room, dining kitchen and family bathroom.

Trading Information

The reported Turnover for year ending March 2023 is £304,329 with a gross profit of £172,558 and Net Profit of £130,900. The EBITDA is circa £150,000. Further financial information is available to serious and registered parties.



Business Rates

Rateable value £8,000 from 1st April 2023.

Tenure

We are seeking a Freehold Sale.



External Details

The outside space is a particular feature of this venue and there is a good-sized beer garden with capacity for 70+ and benefits with stunning views across the Derbyshire countryside.

Trading Hours

Monday Closed
Tuesday to Friday 12 to 3 pm and 5pm to 11pm
Saturday 12 to 2.30pm and 5pm to 11pm
Sunday 12 to 10pm





Fixtures & Fittings

These are to be included within the sale.

Regulatory

The Premises is fully licenced and free of tie.



Location

The venue is set in the Derbyshire countryside on the outskirts of Ashbourne (5 miles) Carsington Water is just over 2 miles away, the Peak District National park is just under 7 miles away and the venue is also close to Brailsford, Alton Towers, Duffield and Matlock Bath to name a few. It is ideally positioned for regular passing trade but also has a strong local customer base and returning guests. There are also a large number of camp sites, caravan parks and glamping venues a short distance away.



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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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