



# The Woodhouse

Ref: 5760508

Queen Street, Tideswell, Buxton, Derbyshire, SK17 8PF

Freehold: £775,000

A Multiple Property Site

A Freehold Restaurant Investment

A 3 Double Bed Family Cottage

Additional 1 Double Bedroom Lettings Cottage

Highly Desirable Peak District Location

Energy rating B



This listing is an ideal opportunity to be the owner of a cottage and freehold owner of a restaurant (which is subject to an ongoing lease) and in addition the listing includes a 1 bedroom lettings cottage suitable for short term lettings. The property is located in the village of Tideswell in the heart of the Peak District in Derbyshire. It would ideally suit an entrepreneurial vendor to take advantage of both the income from the restaurant and the lettings cottage whilst living in a spacious family home. The property is built in Derbyshire stone and whilst the restaurant fronts the roadside the residential part of the property is set back and is elevated. It includes a number of original features combined with spacious sized rooms and sympathetic and contemporary decor. Viewing is strongly recommended to fully appreciate the full benefits of such an opportunity.



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### Tenure

We are seeking a Freehold Sale which would include the acquisition of the restaurant subject to its existing lease.

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### Ground Floor

At the front and ground floor of the property there are gates which lead to a courtyard for the restaurant which provides around an additional 10 to 15 covers. The restaurant is spacious, bright and the main dining hall has a vaulted ceiling which adds to the relaxed environment. There is a further dining hall, bar servery, customer toilets and plenty of storage. In total the internal covers equals circa 55. The commercial kitchen is ideal for the number of covers and leads to further useful storage. The restaurant is currently let on an 8-year lease at £20,400pa. Further details are available.



## Other Floors

Sitting on the first floor, is the main residence which benefits from its own entrance or can be accessed via the restaurant. The accommodation offers many period features and modern-day comforts and is deceptively spacious. It includes an excellent sized living room with feature fireplace and views overlooking the restaurant towards the village and beyond, a modern fitted kitchen, family bathroom, 3 bedrooms including 1 with an ensuite.





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### Letting Accommodation

In addition to the family residence there is an annex or 1 bedroom cottage which is currently used for short term lets. It has been very successful as would be expected of what is, a well presented spacious split level self-contained space. The lower of the 2 levels is a full height living space brightly lit by some large sky light windows and is ideal for chilling out after venturing out in the countryside. An open plan staircase leads to a unique dining space and modern open plan kitchen. There is a good-sized double bedroom and modern shower room.

All aspects of the property have independent access points and there are outside spaces for the restaurant and 2 patios for the main residence and lettings cottage.





## Financial Information

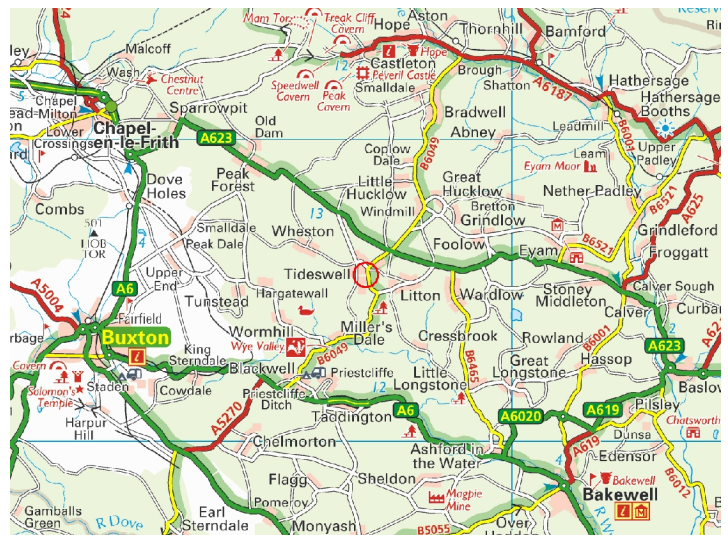
The Restaurant is currently let on an 8 year lease starting 01/11/2022 at £1700pcm or £20,400 pa.

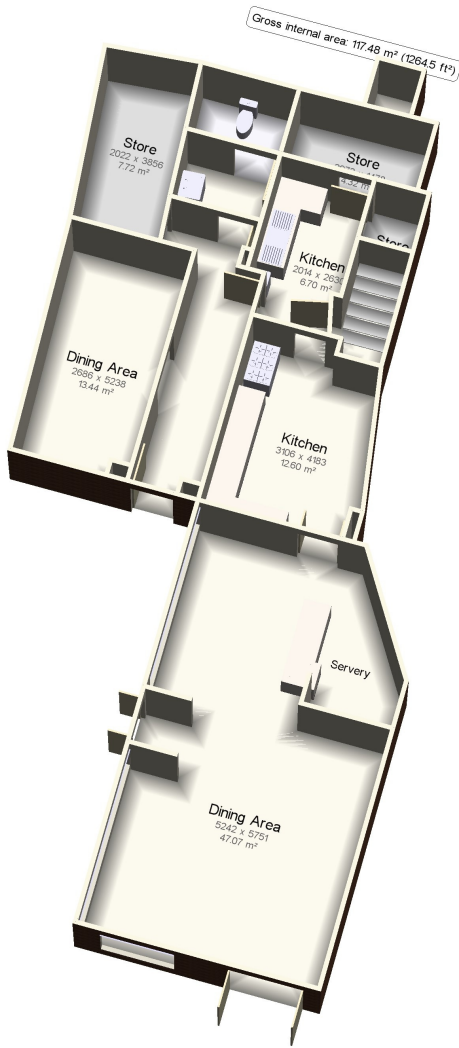
The Annex/Airbnb is very popular and has only been used as lettings accommodation since the start of April 2023. It is let at £120 per night with a minimum 2-night stay and the cost during July and August increases to £140 per night. The income over the last 3 months has equalled to around £3,500, with the school summer holidays then this is likely to increase significantly through more lettings during the weekdays as well as the weekends. We conservatively anticipate that the income for the whole year would equal around £15,000 pa.

This would bring the total income to around £35,000 pa plus the occupation of a beautiful home.

## Location

Tideswell is a village in the Peak District of Derbyshire. It is situated 6 miles east of Buxton on the B6049. The population of approximately 1500 it is the second-largest settlement within the National Park, after Bakewell. Local attractions include Chatsworth House and its estate, Tideswell own Cathedral of the Peaks, the Monsal Trail and the numerous Peak District walks, Crich and its Tramway village and Buxton attractions including Poole's Cavern and Peveril Castle. There is also the Heights of Abraham, Gulliver's Kingdom and much more with a short drive.

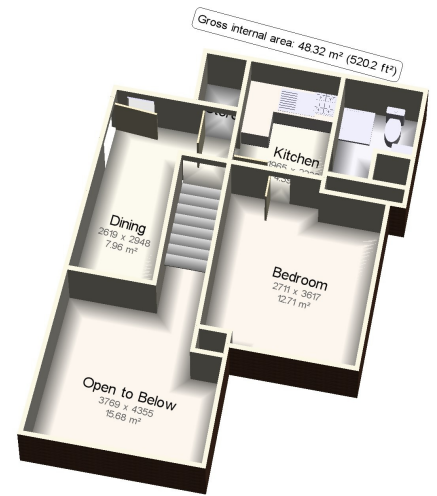




Ground Floor



1st Floor



2nd Floor

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## 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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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189