



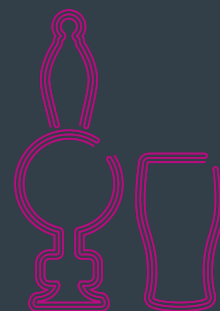
The George

Ref. 4256299

43 Market Place, Alstonefield, Nr Ashbourne, DE6 2FX

Freehold: £950,000 plus VAT

- A Traditional Village Country Pub
- Stone Built Bar with Function and Storage
- Good Sized Commercial Kitchen
- Picturesque and Sort after Location
- Owners Accommodation
- Significant Beer Garden. Energy rating C



The George is a picturesque country pub ideally positioned opposite the village green in the attractive location of Alstonefield near Ashbourne. It is a deceptive offering, as there is a two storey stone built barn with operational function room and storage rooms beneath. This could potentially be converted to letting accommodation subject to the required building and planning regulations. The pub would be an ideal stop for locals, walkers and passersby. It has a generous commercial kitchen, preparation area and kitchen storage. In addition, there is a fantastic sized beer garden to the rear. To the first and second floor of the main building there is versatile owners accommodation including three bedrooms, a lounge, dining kitchen and bathroom. Viewing is highly recommended to appreciate the flexibility, setting and income opportunities available.



Description

- Freehold sale of a village pub and ancillary buildings
- Two Storey Stone Barn with function room
- Sizeable Beer Garden
- 3 Bedroom Owners accommodation
- Approx. 0.6 acre site
- Rare opportunity for such a significant venue



Tenure

We are seeking a freehold asset sale with vacant possession available. Purchase price is subject to VAT.

Regulatory

We understand the premises is fully licenced.



Fixtures & Fittings

These are to be included within the sale.

Business Rates

Rateable value TBC.





Location

The venue is situated in Alstonefield which is approximately 7 miles north of Ashbourne in the southern part of the Peak District National Park. Matlock is approximately 17 miles away and Derby is 20 miles. The area is popular with walkers and tourists and is littered with things to do including Carsington water, Thor's Cave, Poole's Cavern, Matlock Farm Park and Kedleston Hall.





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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Nottingham

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. December 2023