

PATTENMAKERS ARMS



4 Crown Street, Duffield, Belper, Derbyshire
DE56 4EY

Freehold - £995,000





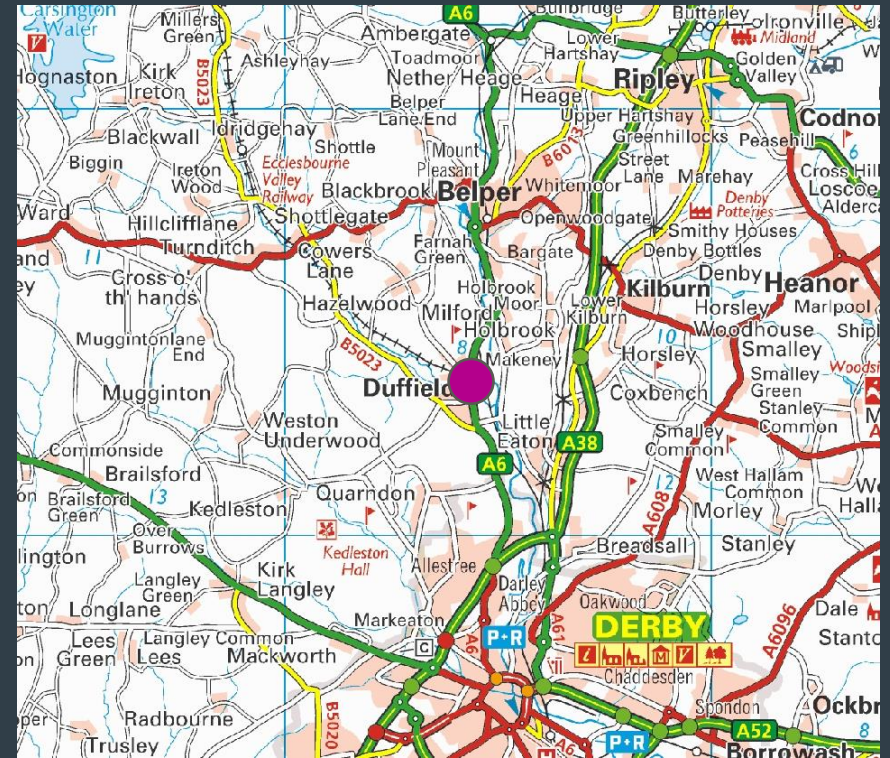
BUSINESS SUMMARY

- A beautifully refurbished and successful gastro pub
- Located in highly desirable Duffield, Derbyshire
- Quintessential Bar, Restaurant and Function Room
- Recently renovated embracing the original features
- Good sized commercial kitchen
- Additional owners' accommodation and outdoor space
- Energy rating C



LOCATION

The Pattenmakers Arms is well positioned and a short distance from the heart of Duffield on Crown Street. This affluent area is littered with a good level of supporting and returning local residents with a wealth of things to do and see including Kedleston Hall, the City of Caves, Crich and its Tramway Village, Heights of Abraham and Darley Park. The venue is located 5 miles north of Derby City Centre and 3 miles from Belper.



The Pattenmakers Arms combines contemporary dining, sumptuous bar areas in a stylish bright and airy setting. Having been carefully and sympathetically renovated and extended in March 2023 it now has an established customer base who enjoy its local sourced food, warm atmosphere and broad range of beers and wines. This stunning building is located within a stone's throw from the heart of picturesque Duffield and boasts capacity for deceptive number of covers for both drinks and diners. To the first floor there is a function room ideal for private parties and occasions and equally well-appointed managers accommodation. There is also an attractive courtyard area and car park to the side aspect.

ACCOMMODATION

The Pattenmakers Arms has extensively refurbished, renovated and extended with critical importance given to attention to detail and creating the right environment and experience for customers. It can be accessed from the front aspect or to the side adjacent to the car park. The internal space is generous and begins with an open plan bar and pre dining drinks lounge where a quality beer or glass of wine can be enjoyed. To the right-hand side of the building are two further seating areas and there is a further large main hall with several skylight windows providing an orangery feel. Full height glass doors lead to an outside patio area potentially extending the capacity. To the first floor there is a function room with additional bar area and dumb waiter making it ideal for private parties and occasions. The building includes a wealth of original features combined with modern materials, classic fixtures and practical features rarely seen in the sector to this standard.

The venue is backed by a good sized and well-equipped kitchen, stylish toilets, a good sized cellar and practical storage areas. In addition, there is a manager's flat equally tastefully decorated, well-proportioned and fitted.





THE OPPORTUNITY

This turnkey offering presents an ideal opportunity for an experienced operator to add to their existing portfolio or continue the successful level of business experienced by the current owners.

FIXTURES, FITTINGS & DEPOSIT

The fixtures and fittings including the well-equipped commercial kitchen are included within the sale for competitive offers.

PRICING

Our client is seeking an asking price of £995,000 for the freehold interest.

BUSINESS RATES

Rateable value the Pattenmakers Arms is £5,000 from 1st April 2023.

TRADING INFORMATION & LICENCING

The business is trading well and continue to grow under the right new owner. The financial information and breakdown of the trade can be provided upon a completed viewing to seriously interested parties. We understand the premises to be fully licenced and free of tie.



VIEWING

No direct approach may be made to the business and we would encourage all interested parties to visit discreetly before arranging a formal viewing. For an appointment to view, or for further information, please contact:

CONTACT

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