



**The George, 20 Lowes Hill, Ripley, Derbyshire DE5 3DW**

## **PUBLIC HOUSE/INVESTMENT**

- ▶ **2,389 sq ft**
- ▶ **Large outdoor seating area to the rear and separate parking**
- ▶ **Living accommodation on the upper floors**
- ▶ **BEING SOLD AT SDL AUCTIONS 25TH APRIL 2024 - Guide £165,000**

For enquiries and viewings please contact:



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### Location

The property is located on Lowes Hill, a short distance from Butterley Hill, one of the key routes in and out of the town centre. The surrounding area is predominantly residential.

Ripley is a popular market town and administrative HQ for Amber Valley Borough Council and Derbyshire Police.

The close proximity to the A610 and A38 provide excellent communication links across the region.

### Description

The George is a public house with extensive lounge/bar on the ground floor alongside ladies/gents wc's and cellar.

On the first floor are two bedrooms, kitchen and large bathroom with a further two bedrooms in the converted attic space.

Externally there is a large outdoor seating area to the rear and approximately 12 car parking spaces.

### Accommodation

	Sq M	Sq Ft
Ground Floor	114	1,227
Cellar	28.5	307
First Floor	57.2	616
Second Floor	22.2	239
<b>Total</b>	<b>221.9</b>	<b>2,389</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

The premises have consent as a Public House under the Use Classes Order 1987 (as amended).

The property has the potential for expansion/residential conversion/redevelopment. Interested parties are advised to seek advice direct from the local planning department for any change of use or development.

### Tenure

The property is available freehold and is being sold with vacant possession via SDL Auctions on Thursday 25th April 2024

### Business Rates

The property is currently listed as Public House and Premises and has a rateable value of £1,700. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

### Price

Auction guide £165,000

### VAT

The position regarding VAT is to be confirmed

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: C (56) and is valid until 21st December 2031

### Viewings

Viewings are by appointment with Innes England or our joint agent: SDL Auctions Tel: 0800 046 5454

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 17-Apr-2024







