



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**
- ▶ **Potential for redevelopment subject to planning**

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
Total	221.9	2,389

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 with vacant possession.

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

Freehold £180,000

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.

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