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The Crown Hotel 16 High Street, Tibshelf DE55 5NY

£30,000 Per Annum

TO LET AT £30,000 PER ANNUM + VAT OR FOR SALE - OFFERS IN THE REGION OF £595,000 + VAT

Ideal opportunity for an experienced Publican to run a Public House in this popular village.

The property provides very spacious accommodation including Public Bar and Pool Area, Gents & Ladies WC's, Disabled WC, Dining Room, Store Room and Kitchen at Ground Floor level whilst at First Floor there is a Function Room, Snooker Room, Ladies & Gents WC and a Self-Contained Flat providing Living Room, Kitchen, Bathroom, 2 Bedrooms and Office/Bedroom.

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RICS

LOCATION

The subject property is on the west side of High Street at the junction of Winkpenny Lane to the south and Back Lane to the west. The premises occupy a prominent position on High Street in the village of Tibshelf and are opposite a hairdrerssing/beauty salon.

Tibshelf serves a population of approximately 3,500 and provides a wide range of shops including a supermarket, junior and senior schools and there are regular bus services to Alfreton, and Sutton in Ashfield which are approximately 4 and 7 miles away respectively. The property is approximately 5 miles from the A38 Mansfield - Derby road and 5 miles to Junction 28 of the M1 Motorway.

DESCRIPTION

The subject property provides very spacious accommodation with a public bar and pool area, gents and ladies WC's, a disabled WC, dining room, store room and large kitchen on the ground floor.

Stairs to the First Floor with gents WC, ladies WC, function room, snooker room and a self-contained flat comprising a living room, bathroom, kitchen, 2 bedrooms and an office/bedroom.

The building is in a U-shape and is constructed of rendered brick under a slated roof, except for the southern section of the building which is of plain brickwork under a slated roof.

THE SITE

The property has a frontage of approximately 36.5 metres, a rear width of 37.5 metres and a depth of approximately 35 metres reducing to 31 metres in the north.

The total site area is 0.308 acres.

GROUND FLOOR ACCOMMODATION

The Ground Floor accommodation provides a porch leading to:

MAIN BAR/POOL ROOM 39'0" x 14'11" + 22'2" x 8'10" (11.9m x 4.55m + 6.76m x 2.7m)

with a double sided bar, stainless steel sink unit, servery, fitted shelving, central heading radiators and a fireplace.

GENTS WC x2 13'0" x 7'1" + 5'0" x 5'1" (3.97m x 2.18m + 1.54m x 1.55m)

with urinal, low level WC, wash hand basin h&c, tiled walls.

LADIES WC x2 11'3" x 9'4" (3.45m x 2.86m)

with 2 low level WC's, 2 wash hand basins h&c, 2 central heating radiators.

DISABLED WC

with low level WC, wash hand basin, central heating radiator

OLD KITCHEN/STORE 16'9" x 10'4" (5.11m x 3.17m)

with meter cupboard, central heating radiator.

KITCHEN 17'11" x 22'2" (5.47m x 6.77m)

with twin bowl stainless steel sink unit and drainer, 2 gas cookers, extensive shelving.

LOBBY

There is an inner lobby with stairs leading to the First Floor.

CELLAR 14'4" x 8'5" + 11'11" x 14'1" (4.39m x 2.57m + 3.64m x 4.31m)

with Belfast sink, barrel drop.

FIRST FLOOR ACCOMMODATION

The First Floor accommodation provides:

FIRST FLOOR LANDING
with central heating radiator

GENTS WC 9'4" x 13'5" (2.85m x 4.1m)
with urinal , low level WC, 2 wash hand basins h&c, part tiled walls, 2 radiators.

LADIES WC
with central heating radiator, 2 low level WC's, pedestal wash hand basin.

SNOOKER ROOM 18'6" x 32'3" (5.66m x 9.84m)
with 2 central heating radiators, extractor fan.

FUNCTION ROOM 41'1" x20'8" (12.53m x6.3m)
with 3 central heating radiators, 3 double glazed windows.

BAR AREA 16'8" x 16'8" (5.1m x 5.09m)
with bar, bar back, fitted shelving, fireplace

FIRST FLOOR LIVING ACCOMMODATION
The First Floor living accommodation comprises:

OFFICE/BEDROOM 7'1" x 12'0" (2.17m x 3.67m)
with double glazed window.

BATHROOM
with panelled bath and shower over, low level WC, central heating radiator, airing cupboard enclosing hot water cylinder.

KITCHEN 7'1" x 12'7" (2.17m x 3.85m)
with stainless steel sink unit, range of fitted base and wall cupboards, central heating radiator, extractor fan.

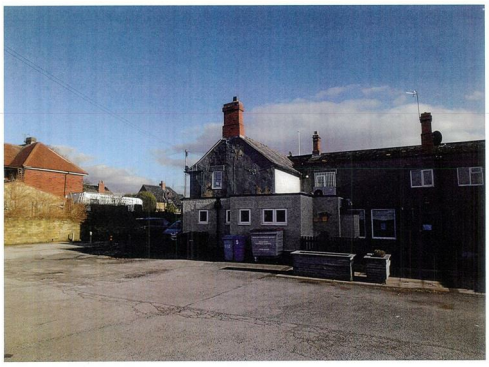
LIV ING ROOM 16'1" x 14'9" (4.92m x 4.5m)
with beamed ceiling, 3 double glazed windows, central heating radiator.

BEDROOM 2 10'9" x 11'7" (3.3m x 3.55m)
with central heating radiator, double glazed window.

BEDROOM 1 11'2" x 14'11" (3.42m x 4.57m)
with 2 double glazed windows, central heating radiator.

FLOOR AREAS
Ground Floor Net Internal Area - 306.12 sq.m.
First Floor Net Internal Area - 267.12 sq.m.
First Floor Flat Net Internal Area - 92.15 sq.m.

OUTSIDE
there is a good sized car park with parking for numerous vehicles.

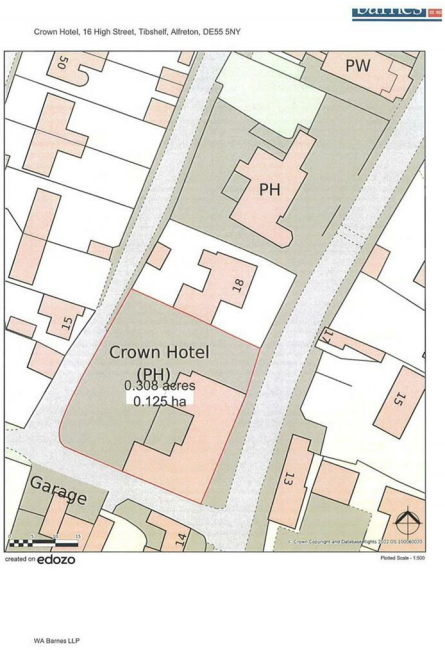


LOCAL AUTHORITY
Bolsover District Council

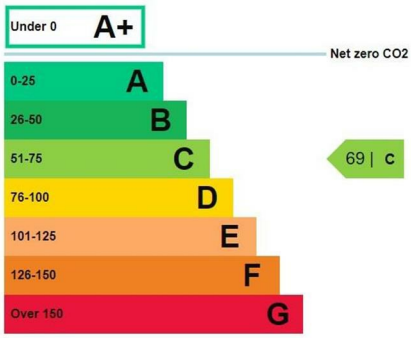
RATING ASSESSMENT
We understand that the property has a rateable value of £7,200 and the premises should be exempt from the payment of rates as Small Business Rate Relief should apply.

RENTAL INCENTIVE
The rent is £30,000 per annum, with a reduction of 50% for the first 6 months of the Lease.

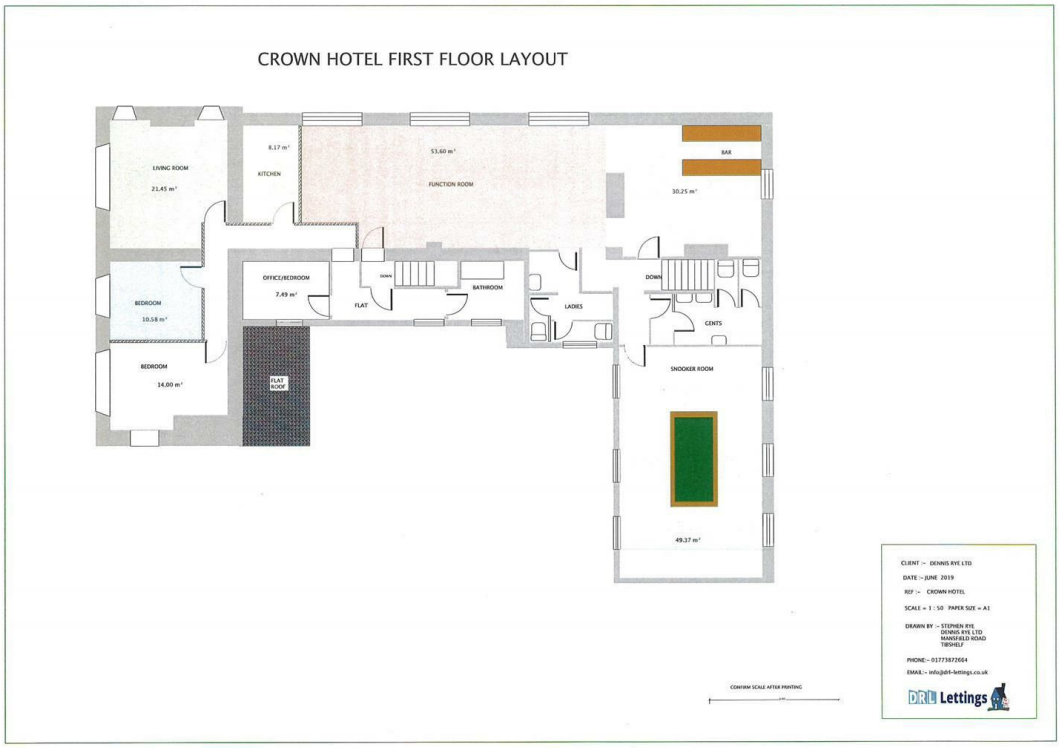
SITE PLAN

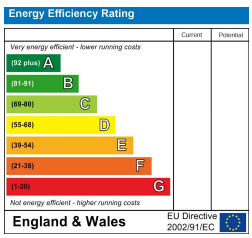
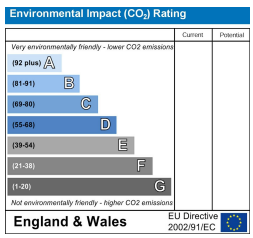


ENERGY PERFORMANCE CERTIFICATE



Floor Plans



DISCLAIMER

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