

Hot Property

The Okeover Arms, Mappleton, Derbyshire



Price: £89,950
Tenure: *FREE OF TIE* - Leasehold – 19 years remaining
Landlord: Private
Annual Rent: £20,000
Turnover: Current sales are circa £260,000 (incl. VAT).
Trade Split: 60% food and 40% wet
Agent:
Guy Simmonds
01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the highly impressive and traditional 18th century Okeover Arms strategically located in the beautiful and highly desirable village of Mappleton, Derbyshire.

National Sales Director Martin McConnell said “this delightful village inn offered on a highly desirable ‘*Free of Tie*’ lease is situated on the edge of the Peak District National Park close to Ashbourne and also the tourist mecca of Matlock and is currently operated on reduced trading hours thereby offering a new hands-on fully focussed *owner operator partnership* tremendous scope in conjunction with the additional potential to expand on the food side of the business by introducing specialist catering which would dramatically increase the turnover and profits.”

This charming inn has a wealth of character and features a warm and inviting Lounge Bar (circa 40) having a superb log burning fireplace, there is also a delightful Restaurant (circa 28 covers) and is ideal for private functions etc. There is a fully equipped Commercial Catering Kitchen and the highly impressive family accommodation comprises 4 good sized bedrooms, lounge, kitchen and bathroom.

McConnell added “This is an extremely rare opportunity to acquire a well established business and family home with a wonderful quality of life in this enviable locale and expect a sale to be agreed extremely quickly!”

