

***** **PROPERTY OF THE WEEK** *****



**Ye Olde Star Inn, Cotton
Staffordshire**

Price: £49,950

Tenure: Leasehold – **NEW 15 YEAR
'FREE OF TIE'**

Turnover: Current sales are circa
£350,000 (incl. VAT).

Rent: £35,000 per annum

Landlord: Private

Trade Split: 55% food and 45% wet

Agent: Guy Simmonds 01332 865112

Ye Olde Star Inn, a mouth-watering traditional 16th Century inn set on the outskirts of the glorious Peak District National Park in the highly desirable and affluent picture post card village of Cotton, Staffordshire has come onto the market with Leading National Licensed Property Agents Guy Simmonds.

National Sales Director Martin McConnell said “this delightful village inn offered on a highly desirable **NEW ‘Free of Tie’** lease is situated on the edge of the Peak District National Park close to the tourist mecca’s of Matlock and Buxton and offers a new hands-on fully focussed **owner operator partnership** tremendous scope by expanding on the already well established food offering!”

Ye Olde Star is a highly impressive and substantial 2 storey property occupying a prominent position in this sought after village. Trading as a traditional village inn Ye Olde Star’s sizeable trading areas incorporate a characterful beamed Lounge Bar (circa 40+), a lovely Restaurant Bar (circa 10) and a modern contemporary Restaurant exuding a warm and relaxing dining atmosphere (circa 52 covers) and a fully equipped Commercial Catering Kitchen. The spacious owner’s accommodation briefly comprises; 2 good sized bedrooms, a good sized lounge and bathroom.

McConnell added “This is a rare opportunity to acquire a top quality business and home with tremendous sales and profits
– hence speed is of the essence here to secure!”

