

FOR SALE BY AUCTION

The Star Inn, Lower Pilsley, Derbyshire



Guide Price: £190,000

Tenure: Freehold

Turnover: Advised sales for Y/E March 2009 circa £150,000 (incl. VAT).

Trade Split: 100% wet

Sales Agent: Guy Simmonds
01332 865112.



Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the highly impressive and traditional 19th century Star Inn situated in the highly desirable village of Lower Pilsley, Derbyshire.

Martin McConnell said, "This delightful Freehold Freehouse situated close to the Peak District National Park and the tourist mecca of Matlock is being sold by 'AUCTION' on Wednesday 22nd September 2010 with a guide price of £190,000 for the freehold entirety. Currently operated on massively reduced hours and also on a 100% wet led basis, offers a new hands-on fully focussed owner operator partnership with experience of running a food orientated outlet or possessing the focus, drive and passion for food; to introduce specialist catering, which would dramatically increase the turnover and profits."

This charming business is a well positioned and substantial premises featuring a traditional and atmospheric Public Bar (circa 40+), an inviting Lounge Bar/Tap Room (circa 25), there is also a Pool Room (10). The impressive owner's accommodation comprises 3/4 good sized bedrooms, lounge, office/bedroom, kitchen and bathroom. There is a good-sized Beer Garden and a Patron's car park for circa 10 cars.

And on a final note McConnell added "This is an extremely rare opportunity to procure an excellent business and family home offering immense potential and a superb quality of life and not forgetting, of course, that this is a very substantial piece of freehold real estate (becoming increasingly rarer!). We expect the auction to produce a tremendous number of enquiries with a sale to be finalised at the 'fall of the hammer' on the day."

**FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY) AT THE
THE STAR INN, LOWER PILSLEY, DERBYSHIRE, S45 8DB ON WED 22nd SEPT 2010 AT 6PM**