



The Rowditch Inn, 246 Uttoxeter New Road, Derby, DE22 3LL

Public House and Micro-Brewery

Free from Brewery-Tie and offered with Vacant Possession

Ideally suited for continued use, or alternatively, redevelopment into residential apartments or student lets, (subject to planning consent)

Side access and yard, with outbuildings

PRICE ON APPLICATION

The Rowditch Inn, 246 Uttoxeter New Road, Derby, DE22 3LL

LOCATION

The property is situated in a prominent position, adjacent to Uttoxeter New Road, at its junction with Uttoxeter Old Road. The location is convenient for the Royal Derby Hospital, Derby University, and Derby city centre, all of which are within a 1.5-mile radius.

DESCRIPTION/ACCOMMODATION/FLOOR AREAS

The property comprises a two/three-storey mid-terraced building, previously used as a Public House with owners living accommodation, beer garden, yard, and outbuildings. The principal trading area is the ground floor, which comprises the main bar and lounge, snug, and additional trading area. The space retains many original features with picture rail, cast-iron fireplace, timber flooring to part, and central heating. There is a WC, and stairs down to the lower ground floor and basement area, which includes ladies and gents WC facilities, private function room with secondary bar, and access through to the cellars with original vaulted ceilings.

To the first floor are the owners living quarters, comprising; kitchen, dining room, sitting room, two bedrooms, and bathroom with small utility area. To the rear of the property is a good-sized beer garden and covered smoking area, and via a gated archway is a driveway leading to a reasonably sized yard, accommodating a range of outbuildings, one of which incorporates a micro-brewery. The principal floor areas are as follows: -

Ground Floor		
Main Trading Area	1,000 sq. ft.	92.69 sqm
Lower Ground Floor & Cellarage	753 sq. ft.	69.84 sqm
First Floor		
Owners Living Accommodation	750 sq. ft.	69.7 sqm
Outside		
Outbuildings	568 sq. ft.	52.8 sqm

Please note these measurements exclude the WC facilities at the lower ground floor level.

The property has a site area of 0.18-acres/0.07-hectares or thereabouts.

SERVICES

We understand that mains gas, electricity, water and drainage are connected to the property.

PLANNING

The property previously had an A4 planning consent, which is now classified as Sui Generis, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

We believe the property offers the potential for alternative uses and redevelopment, STPC. We recommend that all interested parties make their own enquiries with Derby City Council, planning department.

BUSINESS RATES

The rateable value is currently £9,400, with a council tax banding of A for the owners living accommodation. Subject to satisfying certain criteria, the occupier may benefit from Small Business Rates Relief.

TENURE

The premises are available Freehold, and free from brewery-tie, with vacant possession being provided upon completion.

PRICE

Price on application (POA).

VALUE ADDED TAX (VAT)

Please note, the sale may be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Applied for.

VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

