



Horse & Groom - 48 Elms Street, Derby, DE1 3HN

Iconic Derby City Public House

£40,000 per annum + VAT

Free of Tie and no ingoing premium

- Ground floor lock up pub to let
- Well known music venue in Derby City Centre
- Multiple trading areas
- A new 5-year FRI lease will be created
- £770 per week plus vat

Summary

Tenure - Leasehold
Rent - £40k per annum
VAT - Applicable
Premium - Nil
EPC - C (66)
Business Rates - Rateable Value £8,500
Legal Fees - Each Party to bear their own legal costs

Description

Occupying the ground floor of a 2-storey building, with split level trading areas, outbuildings for storage and enclosed beer garden.

Location

The Property is close to the City Centre of Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country.

The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

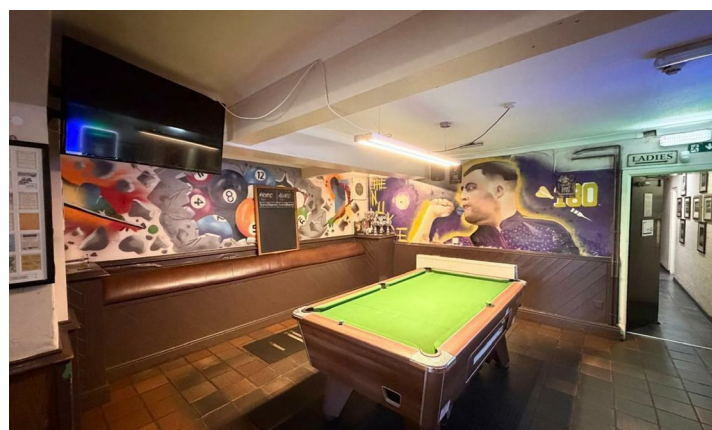
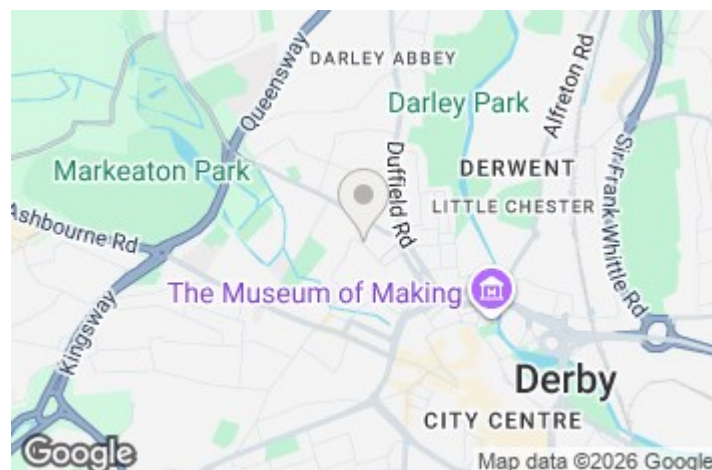
Accommodation

The pub operates on 2 levels with lounge bar area, pool area, stage for live entertainment, main central bar servery.

The business benefits from a kitchen, ground floor beer cellar and ladies and gents w/c's.

Terms

Offered for let on a new 5-year FRI lease - the passing rent is £770 per week plus VAT - The tenant is responsible for all utilities, landlords buildings insurance will be charged in addition.



Viewing and Further Information

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