



The Orange Tree - 5 George Street, Derby DE1 1EH

Freehold Property For Sale

Derby City Centre

£450,000 Freehold/Goodwill/F&F

- Exceptional Freehold for Sale
- Derby City Centre location
- £450,000 to include Goodwill and Fixtures and Fittings
- Turnover circa £400,000 per annum net
- Outside area part covered
- Funding available subject to status

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Summary

Tenure - Freehold Including business, goodwill and F&F
Price - £450,000
VAT - Maybe applicable TBC
EPC - C (52)
Rates - £29,000 per annum
Legal fees - each party to bear their own costs
Stock - To be purchased at valuation on completion

Description

The Orange Tree at 5 George Street is a very well appointed Freehold trading Pub/Bar in the City Centre of Derby. The building is a 2 storey property, brick built under a pitched tiled roof. The business trades over ground and first floor with no owners accommodation. Basement cellar and office, and external enclosed part covered beer patio area.

Location

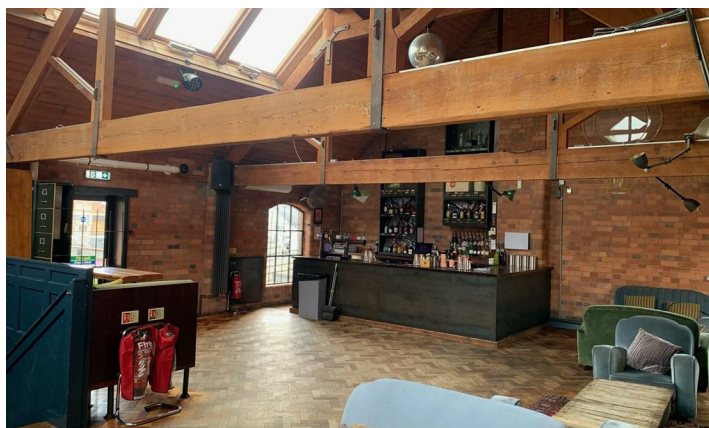
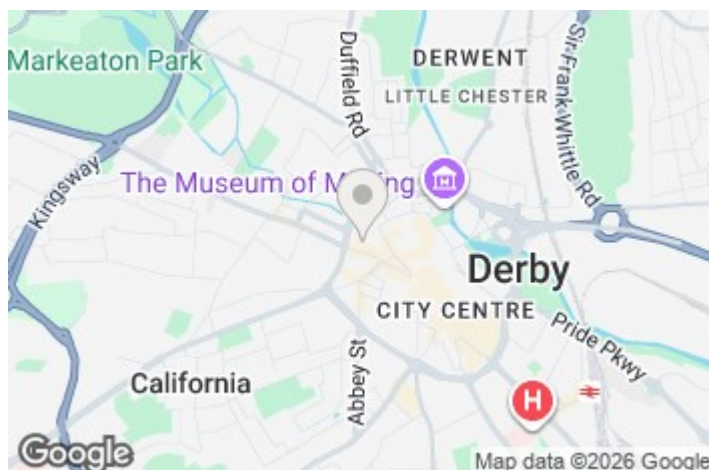
Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other 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 ground floor accessed from the front, or rear courtyard entrance with fire escape to the side. The main open plan ground floor bar area with a range of fixed seating and booth seating, with well appointed bar servery. Access to further seating booth area, and stairs to first floor bar and function room, Basement beer cellar, store room and offices. Ladies and gents w/c's, and rear courtyard access with part covered patio area and rear delivery access.

Terms

Offered for sale Freehold with a guide price of £450,000 (vat maybe applicable), the purchase price includes the Freehold of the property, the goodwill and the fixtures and fittings for the business. The current turnover is in excess of £400,000 per annum, accounts can be provided to interested parties that have viewed the business premises.



Viewing and Further Information

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