



Harley's

Freehold

Offers in the Region of **£500,000**

Harley's, Market Street, Staveley, Derbyshire, S43 3UT

AT A GLANCE

- Freehold Investment Sale
- Refurbished to a High Standard Throughout
- 3-Bed Domestic Accommodation
- Ground Floor Footprint c. 5,221 sq ft
- Pub Rent - £4,500 / month
- Substantial Town Centre Property
- 8 En-suite Letting Rooms
- Further 1-Bed Flat
- Let on 3 year Lease from 2024
- 1-Bed flat Let Separately at £135 / week

Viewing And Further Information

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PROPERTY

Harleys is a full refurbished, two and single storey mock Tudor detached property, of brick and rendered elevations beneath pitched tiled and flat roofs. The extensive ground floor comprises a front entrance porch leading to the main bar area, (50) with corner bar servery and access to pool room, with feature fireplace. The function room, which is also utilised as restaurant has a wooden dance floor area and carvery servery units. The property benefits from fully tiled Ladies, Gents and disabled W.C.s, off the main bar. An equipped commercial catering kitchen with 2x prep area/freezer store off, basement beer cellar and storage room.

Over the upper floors Harleys has 8 well appointed ensuite letting rooms comprising 4x Doubles, 3x Twin and 1x Family Room, that have been fully refurbished to a high standard. The attractive domestic accommodation is located on the first floor and briefly comprises 3 bedrooms, L-shaped Lounge Diner with open plan domestic kitchen and family bathroom. The accommodation is configured so that one of the letting rooms could easily be could be incorporated into the domestic accommodation if more bedrooms are required. A separate flat is also located over the first floor, with lounge, kitchen, bedroom and bathroom.

To the exterior the pub has a car park (12), a covered smoking area and a brick paved patio to the front with wooden and picnic bench seating for 40, with various planters and shrub borders. The overall site area is 0.26 acres (approx).

PLANNING

The local authority is Chesterfield Borough Council. We understand the Property is neither Listed nor situation within a Conservation Area. Prospective purchasers should make their own enquiries

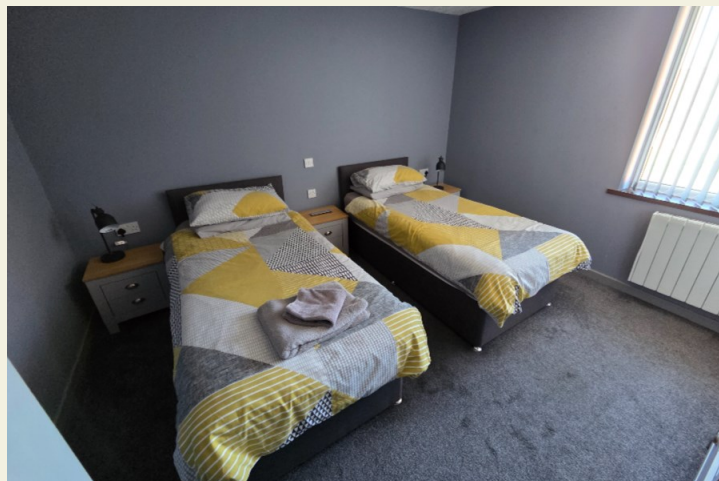
UTILITIES

We are advised all mains services are connected

MEASUREMENTS

The ground floor footprint of the property is 5,221 sq ft and the overall site measures c. 0.259 acres,

(Measurements are taken from digital mapping and are approximate)



THE BUSINESS

The Property is currently let on a 3-year lease, expiring April 2027, with a monthly rent of £4,500. The agreement has been excluded from the provisions of sections 24 to 28 of LTA 1954.

The 1-bedroom flat is let separately, receiving a rent of £135 per week.

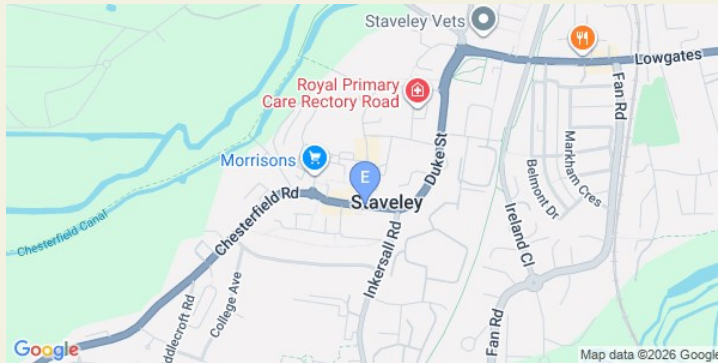
RATES & CHARGES

Business Rates: The 2026 Rateable Value has been assessed at £10,500.

TENURE

Offers in the region of £500,000 are invited for the Freehold interest subject to a 3 year Free-of-Tie Commercial Lease expiring April 2027. A Rent Deposit Deed is in place and the landlord is holding a deposit of £12,000.

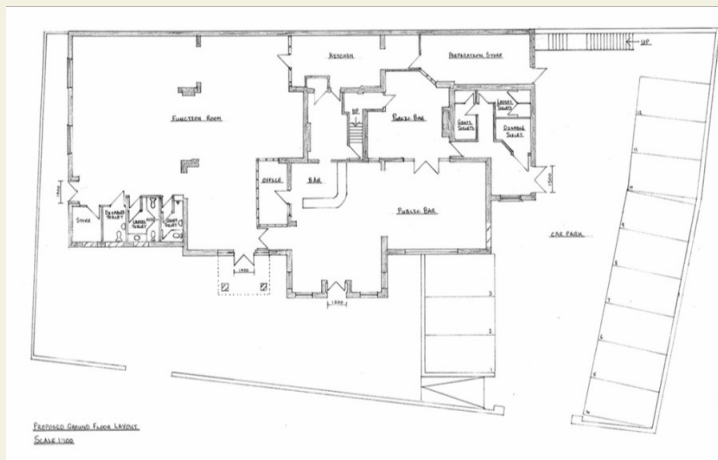




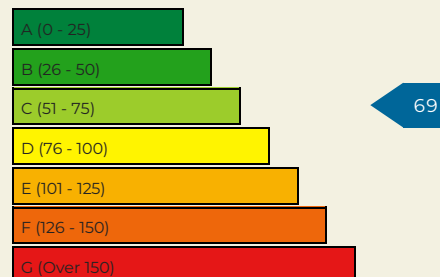
LOCATION

Harleys Inn & Restaurant is prominently situated on Market Street, adjacent to the Healthy Living Leisure Centre in the centre of the north east Derbyshire town of Staveley. The property is ideally located opposite the Market Square and the Morristons supermarket.

Staveley is situated alongside the River Rother and is within the borough of Chesterfield. At the 2011 census the town parish had a population of 18,247. The town is located approximately 5 miles north east of Chesterfield, 11 miles west of Worksop and 12 miles south east of Sheffield



EPC



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