

Sitwell Tavern

19-21 Sitwell Street, Derby, Derbyshire, DE1 2JT



For Sale Freehold Licenced Premises Guide Price: £275,000 Plus VAT Joint Selling Agents

- Traditional public house located in Derby
- Benefits from prominent and central positioning fronting Sitwell Street
- Trade patio located towards the rear of the premises
- Private accommodation situated across the upper floors
- Considerable scope for a range of uses subject the necessary consents

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Location

The Sitwell Tavern is located in the city of Derby which is situated approximately 15 miles northeast of Burton upon Trent and 14 miles west of Nottingham with a population of circa 250,000 people. The Sitwell tavern boasts a prominent position in Derby fronting Sitwell Street. The local area predominantly comprises retailers and licenced premises.

Accommodation

The Sitwell Tavern is a traditional three-storey building of brick construction with rendered and painted elevations which sits beneath a pitched tile roof. The internal trading areas are arranged in an L shape with a bar area to one end and a games space to the other, both of which are arranged for informal drinking with perimeter seating and serviced by a single servery.

Ancillary trade areas comprise customer WC's, an unused kitchen area in addition to cellarage with associated beer and bottle stores.

Private accommodation is located at first and second floor level and is believed to comprise a number of bedrooms, kitchen, office, bathroom and attic area in addition to living spaces. Externally and to the rear of the property, there is a small covered trade patio/smoking solution suitable for outdoor drinking and benefitting from access onto Back Sitwell Street.

Ground floor GIA of approximately 2,894 square feet.

The building sits on a total plot amounting to circa 0.071 acres.

The Sitwell Tavern offers considerable scope for local public house operators. The property also has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



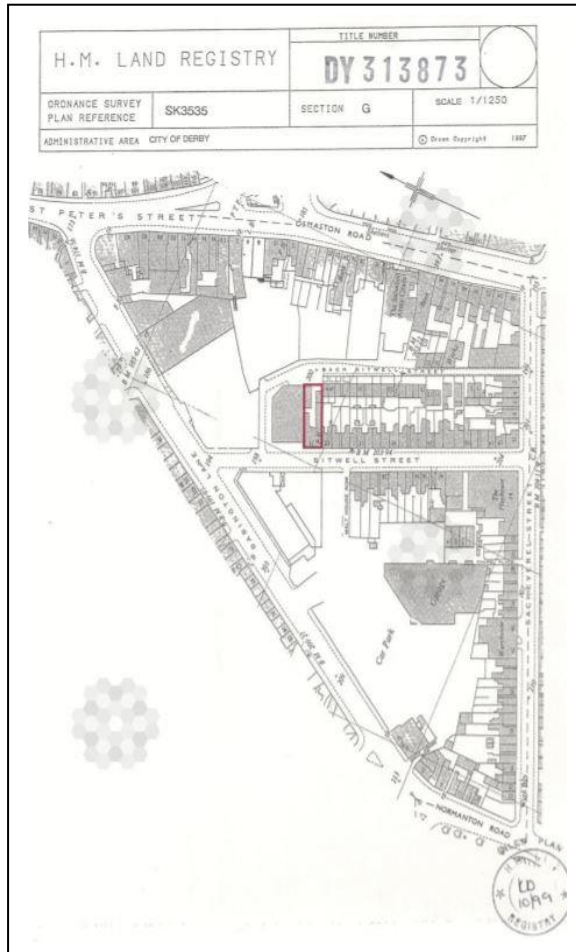
☎ **0121 227 2311**

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General Information

Rating

The current Rateable Value is assessed at £3,700.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are understood to be open and trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property has an EPC rating of D. An EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser to provide proof of identity along with any other required documents.



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Agent Details

For further details please contact



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