



THE VERNON ARMS, SUDBURY – TO LET FREE-OF-TIE



incorporating



THE VERNON ARMS, SUDBURY DE6 5HS

To Let Free-of-Tie - Attractive village pub in close proximity to retail development and National Trust attraction

DESCRIPTION

The Vernon Arms is a fully licensed former Coaching Inn located in the heart of the historic village of Sudbury, with substantial market potential and scope for expansion. This provides an excellent opportunity for an ambitious tenant to build a thriving business in historical premises within close walking distance of a major National Trust visitor attraction and future retail yard development.

The Vernon Arms presently comprises part of a quadrangle with central courtyard as shown in pink on the plan. Within the property there is a bar, dining areas, kitchen/wash up areas, cellars, toilets and private accommodation on the first and second floors.

LOCATION

Sudbury Village has excellent transport links via the A50 and A515, with good access to nearby Uttoxeter (6 miles), Ashbourne (10 miles) and Derby (15 miles).

ACCOMMODATION

GROUND FLOOR

Entrance

Entrance is to the side of the property with double doors leading to vestibule with open fireplace and toilets.

Dining Area 1 - 7.8m x 3.2m (25.7ft x 10.5ft)

Seating for about 18 with access to courtyard.

Dining Area 2 - 4.8m x 4.5m (15.8ft x 14.9ft)

Seating for about 20 with beamed ceiling.

Kitchen - 3m x 2.8m (9.10ft x 9.2ft)

Fitted base units leading to cellar.

Wash Up Room - 5.1m x 4.3m (16.8ft x 14.1ft)

Access from kitchen.

Cellars

Substantial sized cellars for storage.

GROUND FLOOR MEZZANINE

Bar/Restaurant Area - 9m x 4.7m (29.6ft x 15.5ft)

Beamed ceiling room, wood panelled shutters to windows and panelled front bar servery with further seating for dining.

FIRST FLOOR

The private quarters on the first floor consist of a bathroom, kitchen, office, living room with open fire and double bedroom.

FIRST FLOOR MEZZANINE

Two additional double bedrooms with beamed ceilings.

SECOND FLOOR

This floor comprises of four interconnecting rooms comprising of a sitting room and three double bedrooms.

OUTSIDE

Car park situated to the rear of the property for approximately 20 cars, with potential for expansion to those areas highlighted brown on the plan. For further details, please contact the agents.

Front

Lawned area for outside seating and tarmac driveway to the car park.

Courtyard

Front and rear archways give access to the central courtyard area for further outside seating.

GENERAL INFORMATION

Heating

Night storage heating and solid fuel open fires.

Services

Mains water, drainage and electricity are connected, subject to utility company requirements.

APPLICATION & RENT

Applications are invited including offers of rent and length of term. All applications must be supported by a Business Plan, evidence of available capital and a detailed CV.

BUSINESS RATES AND COUNCIL TAX

The rateable value is £18,500.00, with the rates payable at £9,000.00pa.

The residential element of the property has a council tax band of A with the tax payable for 2014/2015 believed to be £1,047.83.

OUTGOINGS

The tenant will be responsible for payment of all other charges levied in respect of the occupation of the property.

LOCAL AUTHORITY

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

LICENCE

The property holds a Premises Licence for the hours of 10am – 12pm, 7 days a week for entertainment, food and drink. It is recommended that applicants complete further investigation to verify this.

TRADE

The premises are presently let under a tenancy and trading figures are not available. Applicants should make their own assessments on the likely trade.

FIXTURES & FITTINGS AND STOCK IN TRADE

Fixtures & Fittings, wet and dry stock, returnable containers, bar glassware, fuel and sundries may be available by negotiation with the outgoing tenant.

REPAIRS & MAINTENANCE

The tenant will be responsible for the full repair, maintenance and insurance of the property; and to comply with all terms of the tenancy agreement.

COSTS

The successful applicant will be required to pay the Landlords' legal fees and expenses on the grant of the tenancy.

VIEWING

The property is available for viewing strictly by appointment with the agents.

DATE OF INFORMATION

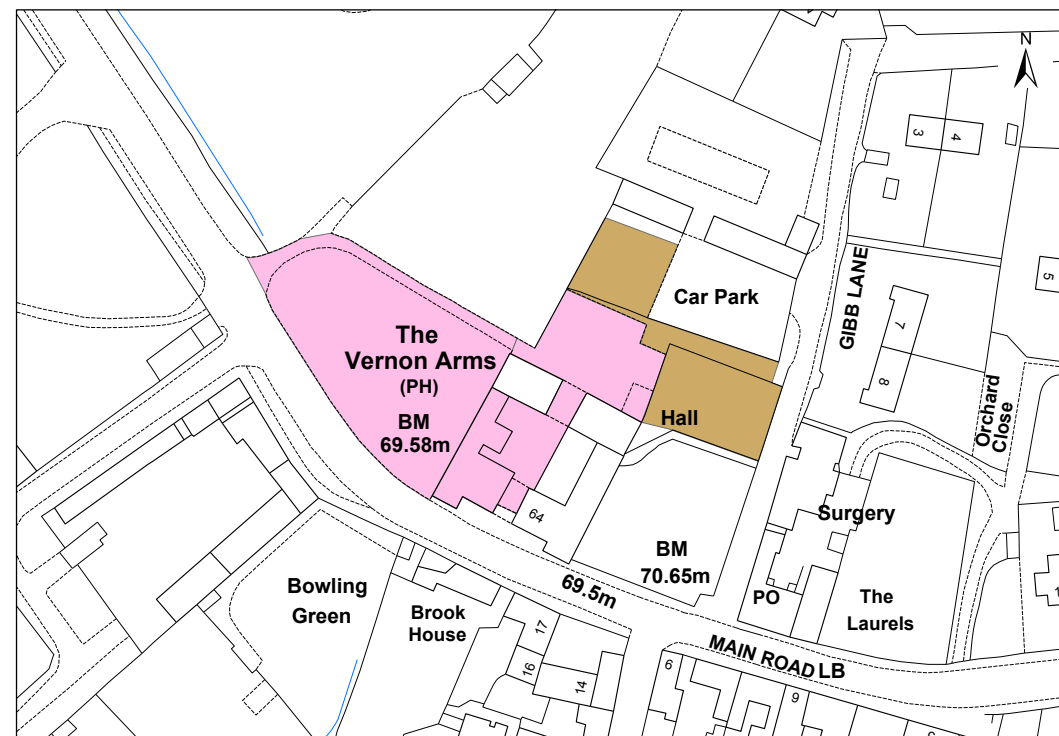
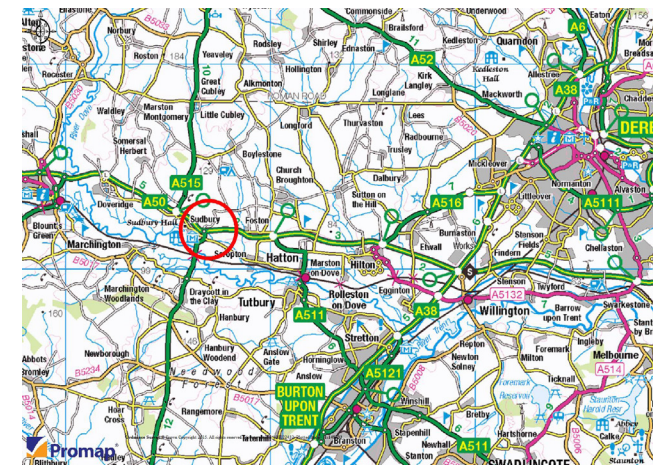
Particulars prepared: February 2015
Photographs taken: March 2015

ENERGY PERFORMANCE CERTIFICATE

This property is listed and so exempt from the requirement for an EPC.

CONTACT DETAILS

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.



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