



The Kelstedge Inn

Matlock Road, Kelstedge, Chesterfield, S45 0DX

**Well appointed Derbyshire Village
public House for sale**

Freehold - OIRO £450,000

2,938 sq ft
(272.95 sq m)

- Multiple Ground Floor Trading Areas
- Total of 52 seated covers
- 2 bedroom Flat - Well appointed
- Beer patio and Car parking (7)
- Part Finished extension to the rear

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Summary

Available Size	2,938 sq ft
Price	Offers in the region of £450,000
Rateable Value	£10,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

The property is a well presented detached stone built property under a pitched slate covered roof. Single storey elevations to the rear.

The rear courtyard has planning and a part constructed large kitchen extension. This will not be completed by the sellers and offers any new operator the potential to increase the food trade from the pub.

Location

Kelstedge is ideally situated and close to the nearby village of Ashover and conveniently located for the towns of Matlock and Chesterfield by the A632.

The cities of Sheffield, Nottingham, and Derby are within commuting distance.

Accommodation

The accommodation comprises the following areas: Ground floor bar area comprising 32 covers, with a range of free standing tables and chairs, with central bar servery, leading to the designated dining area offering 20 covers max. Fully equipped catering kitchen and ladies and gents w/c's The first floor has a self contained 2 bedroom flat, with kitchen, living room and bathroom.

Name	sq ft	sq m	Availability
Building - Public house	2,938	272.95	Available
Total	2,938	272.95	

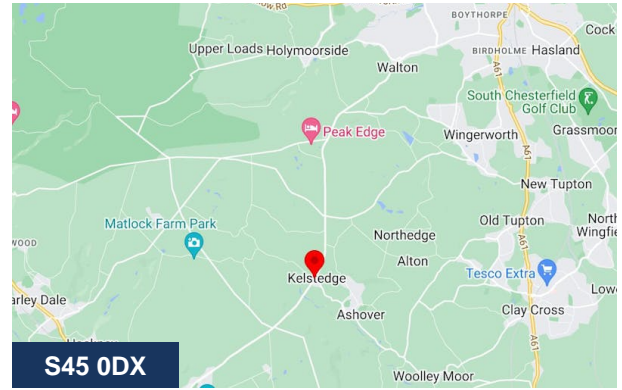
Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for sale freehold with vacant possession and benefitting from the current good will, fixtures and fittings and any licence to transfer.

Staff will transfer under TUPE.



Viewing & Further Information

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