



## The Golden Eagle

55 Agard Street, Derby, DE1 1DZ

**Guide price £39,950 premium to include fixtures and fittings**

**1,900 sq ft**  
(176.52 sq m)

- Rent £39k per annum
- Plus stock at valuation
- Great wet led City Centre pub
- Free of brewery tie
- 2/3 bedroom flat - currently income producing £1350 pcm

# The Golden Eagle, 55 Agard Street, Derby, DE1 1DZ

## Summary

<b>Available Size</b>	1,900 sq ft
<b>Passing Rent</b>	£39,000 per annum
<b>Premium</b>	£39,950
<b>Rates Payable</b>	£2.23 per sq ft
<b>Rateable Value</b>	£8,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (120)

## Description

A detached 2 storey brick-built property under a pitched tiled roof with single storey elevations to the rear.

Private vehicular side access for parking for 3 cars and gated access to the rear beer patio which is wall enclosed and paved.

## Location

The Property is located off Ashbourne Road (A52), close to the City Centre. 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).

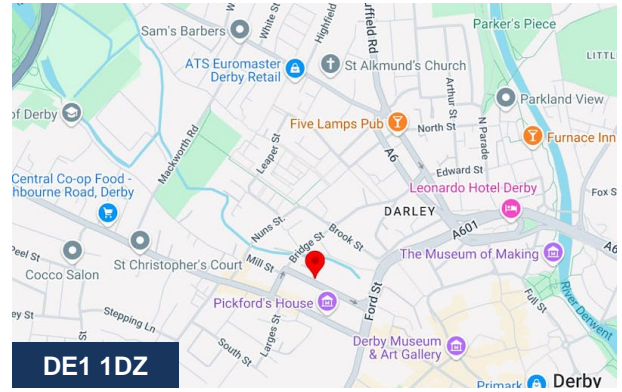
## Accommodation

The accommodation comprises the following areas: Entrance Vestibule leading to: - Open plan bar area with bar servery, a range of free-standing tables and chairs with stairs to first floor. Wall enclosed beer patio area First floor games/function room 2/3 bedrooms managers flat with lounge, kitchen and bathroom - currently used as a 3 bedroom HMO at £450 per room per month. Ladies and gents w/c's and small trade kitchen

Name	sq ft	sq m	Availability
Building - Pub with HMO accommodation above	1,900	176.52	Available
<b>Total</b>	<b>1,900</b>	<b>176.52</b>	

## Viewings

Viewing is strictly by prior appointment via the sole agents P and F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com



## Viewing & Further Information

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