



The Courtyard

The Clock Yard, Friar Gate, Derby, DE1 1FP

Great opportunity to acquire this profitable Public House in Derby City Centre

LOW RENT £25,000 - premium sought £59,950 PLUS SAV

5,000 sq ft
(464.52 sq m)

- Business for sale to include goodwill and Fixtures - £59,950
- Derby City Centre
- Rent £25k per annum plus VAT
- TUPE to apply to the staff
- Sale will be plus Stock at Valuation

The Courtyard, The Clock Yard, Friar Gate, Derby, DE1 1FP

Summary

Available Size	5,000 sq ft
Passing Rent	£25,000 per annum
Premium	£59,950
Business Rates	Interested parties should make their own enquiries
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property offers multiple trading areas to include:-

Main bar area with bar servery and access to the main courtyard.

Ground floor function room with private bar.

First floor bar/function room with bar servery and access to the first floor roof garden.

Ancillary areas to include kitchen, ladies, gents and accessible w/c's, office and cellars.

Location

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:

Name	sq ft	sq m	Availability
Building - Public House and Bars with function room	5,000	464.52	Available
Total	5,000	464.52	

Viewings

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

Terms

Offered for sale by way of lease assignment - 10 year lease from 2022 with rent review due 2027 - The current passing rent is £25,000 plus VAT. The incoming tenant will be responsible for their own legal fees and expected to buy the stock at valuation on completion. 3 months deposit will be required.

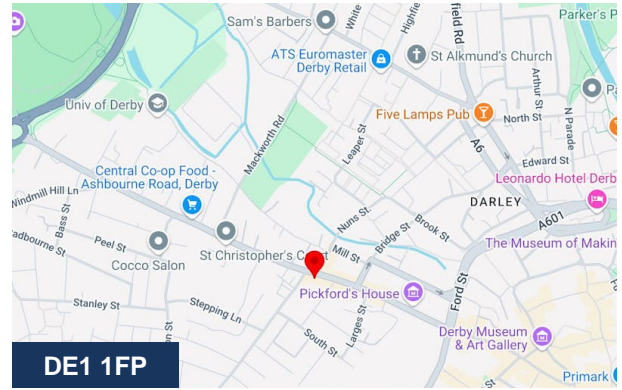
A premium is sought for £59,950 to include fixtures and fittings, goodwill, staff and any licenses to transfer.

Trading information

Trading information is available to seriously interested parties that have viewed the business premises.

Turnover to end of March 2024 is £270,000 net

EBITDA in the region of £60,000



Viewing & Further Information

Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

