

FREEHOLD FOR SALE ALL ENQUIRIES DETACHED PUBLIC HOUSE

THREE HORSESHOES

Three Horseshoes, High Street, Brimington, Chesterfield, S43 1DE



Key Highlights

- Detached, Two Storey Public House
- Ground Trading Accommodation
- First Floor Living Accommodation
- Development Potential (Subject to Planning)
- Site Extends to 0.22 acres (0.09 hectares)
- Freehold Offers Invited

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 161 602 8666

savills.co.uk

savills

LOCATION

The Property is situated on the outskirts of Chesterfield in a large village called Brimington, Derbyshire. Brimington is located in north west Derbyshire, approximately 2.4 miles north west of Chesterfield town centre and approximately 11 miles south of Sheffield.

The Property is situated on the busy A619 road which links Staveley to Chesterfield town centre. The immediate locality is mixed in nature with commercial operators fronting the A road surrounded by residential. To the rear of the Property, there is a Co-Op convenience store and Brimington Post Office.

DESCRIPTION

The Property comprises a two-storey, detached building of brick construction with rendered front / side elevations which sits beneath a multi-pitched slate roof and a single storey flat felt roof covering extensions to the rear.

The total site area extends to 0.22 acres.

ACCOMMODATION

The accommodation is arranged over two storeys and is laid out as follows:

GROUND FLOOR

The main trading area, consists of two public bars and is styled traditionally throughout to a good standard. There is a traditional pub lounge with games area to the front of the Property with a function room / bar and additional customer seating area to the rear of the premises.

Ancillary trading areas comprises stores, customer W/C's, commercial kitchen, and managers office.

FIRST FLOOR

The first floor provides private living accommodation.

EXTERNAL AREAS

There is a customer car park with a beer patio to the front of the Property. There is an enclosed private service yard to the side of the Property and an additional beer patio to the rear of the premises.

TENURE

The Property is held freehold on title number DY104712.

ASKING PRICE

Freehold Offers Invited.

PLANNING

The Property benefits from granted planning permission for a single storey extension to the Property's existing east elevation.

LICENSING

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.



SAVILLS MANCHESTER
Belvedere, 12 Booth Street
Manchester M2 4AW

+44 (0) 161 602 8666

savills.co.uk

savills



RATING

The subject Property is listed in the 2023 Rating List with a Rateable Value of £5,700.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems, etc, will also be excluded.

ENERGY PERFORMANCE CERTIFICATE

The subject Property has an EPC rating of D-81.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT & STAMP DUTY LAND TAX

Figures stated are exclusive of VAT (if applicable). VAT may be applicable at the prevailing rate.

ANTI-MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

VIEWING

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

CONTACTS

For further information please contact:

Jeff Wraith

+44 (0) 7825 626 666
jeff.wraith@savills.com

James Faulkner

+44 (0) 7974 034 352
james.faulkner@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | February 2025

