

# THORN TREE INN

48 JACKSON ROAD, MATLOCK, DERBYSHIRE, DE4 3JQ

FREEHOLD PUBLIC HOUSE



savills



THORN TREE INN

WINE & SPIRITS  
BEER & CIDER  
CAKES & BISCUITS  
PIZZA & SANDWICHES  
HOT DRINKS  
WELCOME

## HIGHLIGHTS INCLUDE:

- Traditional Public House
- Ground Floor Trading Accommodation
- Public Bar and Snug
- Small Catering Kitchen
- Two Bedroom Living Accommodation
- Freehold Offers over £350,000 plus VAT
- Rental Offers Invited

## LOCATION

The Property is located in the town of Matlock, Derbyshire, to the south east of the Peak District. The town is nine miles south west of Chesterfield and 20 miles north of Derby.

The Thorn Tree Inn is located in a residential area, overlooking the town, approximately one mile north of the town centre and Matlock railway station. The homes are a mixture of terraced and semi-detached private dwellings.

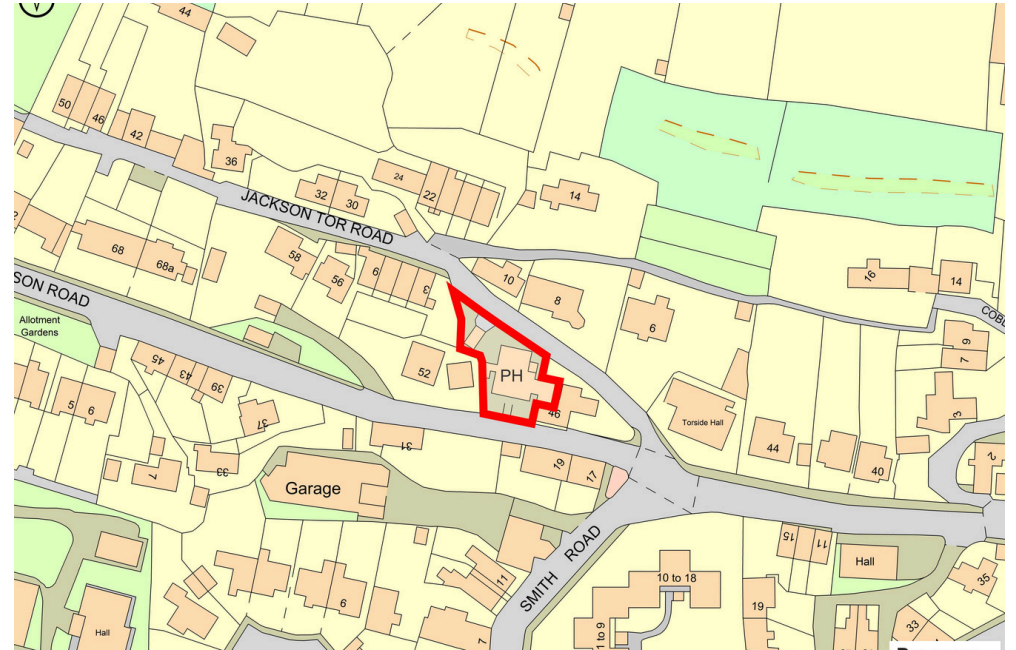
The Property is situated within Matlock Bank Conservation Area.

## DESCRIPTION

The Property comprises a detached, two storey public house of stone elevations, set beneath a pitched, slate covered roof. To the side elevations, there are single storey, flat roof extensions.

Externally to the front, there is a beer terrace with seating capacity for approximately 25 covers. To the rear, there is a yard with a garage.

Overall, the site extends to 0.1 acres.



## ACCOMMODATION

**Ground Floor** The ground floor trading accommodation comprises a central bar servery to a public bar and a snug. Beyond the bar servery, there is a small catering kitchen and ground floor beer cellar. There are customer WC's with the gents having external access only to the side extension.

**First Floor** To the first floor, there is living accommodation providing two bedrooms, storeroom, kitchen and bathroom with separate WC.

## TENURE

The Property is held freehold on title number DY316914.

## TERMS

Unconditional offers over £350,000 plus VAT are invited for the benefit of our client's freehold interest with vacant possession. Free of Tie leasehold proposals will also be considered.

## RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £20,500.

## PLANNING

The Property is not listed, but it is situated within the Matlock Bank Conservation Area.



## LICENCE

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

## SERVICES

We are verbally advised that all mains services are connected to the Property.

## FIXTURES & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## EPC

The Property has an EPC rating of C-67.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

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



## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

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

## CONTACT

**Jeff Wraith**

07825 626 666

jeff.wraith@savills.com

**James Faulkner**

07974 034 352

james.faulkner@savills.com

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