

SIR WILLIAM HOTEL

SIR WILLIAM HILL ROAD, GRINDLEFORD, HOPE VALLEY, S32 2HS

FREEHOLD FOR SALE - OFFERS OVER £575,000 PLUS VAT

GREENE KING
PURE ST. EDMONDS

SIR WILLIAM HOTEL

SIR WILLIAM
HOTEL

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BURY ST. EDMUNDS

SIR WILLIAM HOTEL



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HIGHLIGHTS INCLUDE:

- Public House with Letting Rooms
- Ground Floor Traditional Trading Accommodation
- Eight Ensuite Letting Rooms
- Three Bed Staff Accommodation
- Function Room and Catering Kitchen
- Beer Terrace with views of the Peak District National Park
- Offers over £575,000 plus VAT

LOCATION

The Property is located fronting the B6001 in the village of Grindleford, in the rural area of Hope Valley in Derbyshire. Grindleford is located within the valley of the River Derwent in the Peak District National Park, approximately 12 miles south west of Sheffield.

The immediate locality is residential in nature, close to the Nation Trust's Padley Gorge, within Grindleford Conservation Area. The A623 and A625 are located nearby.

DESCRIPTION

The Property comprises a two storey stone built detached public house, constructed in the 18th Century, set beneath a pitched slate, and tile covered roof.

Externally to the side there is a detached former barn which is used for storage. To the rear there is a beer patio, with views over the valley, and car parking for approximately 30 vehicles.

Overall the site extends to 0.73 acres.



ACCOMMODATION

Ground Floor The ground floor trading accommodation comprises a central bar servery to a public bar with games area and two lounges.

The lounges are configured to provide 32 covers with casual dining throughout. From the main entrance off the B6001, there is an initial reception room with seating. To the side, there is a function room with capacity for 40 customers. Ancillary accommodation includes catering kitchen, office and customer WC's.

First Floor To the first floor there are eight ensuite letting rooms, configured to provide:

- No1 - double with ensuite shower
- No 2 - double with ensuite shower
- No 3 - twin with ensuite shower
- No 4 - triple with ensuite bathroom
- No 5 - double with ensuite bathroom
- No 6 - double with ensuite bathroom
- No 7 - double with ensuite shower
- No 8 - large family room located to the eaves, providing double with bunk beds and ensuite

Additionally to the first floor there is staff accommodation providing three bedrooms, storeroom and bathroom, this has both internal and self-contained rear access.

TENURE

The Property is held freehold on title number DY223415.

TERMS

Offers over £575,000 plus VAT are invited for the freehold interest.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £11,750.



PLANNING

The Property is not listed, but falls within Grindleford Conservation Area. The locality is within the Peak District National Park.

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-68.

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. The sale is conditional on a Joint Capital Allowance election being made to HMRC by the Seller and Buyer on completion.



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

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