

# HIDDEN KNIGHT

18-20 SORESBY STREET, CHESTERFIELD, S40 1JN

FREEHOLD PUBLIC HOUSE FOR SALE



savills



GREEN KING



The hidden Knight

SORESBY STREET

Restricted Parking Zone  
At any time  
No loading 10 am - 4 pm

5\* Food Hygiene rated Kitchen  
Awarded: July 2024

The hidden Knight

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## HIGHLIGHTS INCLUDE:

- Town Centre Public House
- Ground Floor Traditional Trading Accommodation
- Public Bar, Lounge and Dining Room
- Catering Kitchen
- Two Bedroom Living Accommodation
- Freehold Offers over £300,000 plus VAT

## LOCATION

The Property is located in the town of Chesterfield, Derbyshire, to the south east of the Peak District National Park. The market town is 12 miles south of Sheffield and 25 miles north west of Nottingham.

The Hidden Knight is located fronting Soresby Street within Chesterfield town centre, approximately 0.1 mile east of Chesterfield Borough Council Town Hall and 0.5 mile west of Chesterfield railway station. The immediate locality is predominantly commercial in nature with a mix of local and national retailers.

The Property is situated within Chesterfield Town Centre Conservation Area.

## DESCRIPTION

The Property comprises a two storey, end of terrace public house of brick elevations, partially rendered, set beneath a pitched slate covered roof.

Externally to the rear, there is a beer patio and yard. Overall, the site extends to 0.07 acres.



## ACCOMMODATION

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**Ground Floor** The ground floor trading accommodation comprises a central bar serverly to a public bar and lounge. The public bar is open plan in nature with both fixed and freestanding seating. There is a small traditional lounge, which leads to a dining room (16 covers). Ancillary accommodation includes customer WC's, catering kitchen with prep room and stores.

**Basement** To the basement, there is a beer cellar as well as a number of vaulted ceiling store rooms.

**First Floor** To the first floor, there is living accommodation providing two bedrooms, lounge, kitchen and bathroom with separate WC. There is a staircase up into the attic, which provides a further two rooms in a dilapidated condition.

The living accommodation is accessed, via a staircase, next to the main entrance. Also, there is a former function room in a dilapidated condition, accessible via another staircase, and there is no internal access from the function room directly into the living accommodation.

## TENURE

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The Property is held freehold on title number DY427409.

## TERMS

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Unconditional offers over £300,000 plus VAT are invited for the benefit of our client's freehold interest with vacant possession.

## RATING

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The Property is listed in the 2023 Rating List with a Rateable Value of £5,000.



## PLANNING

The Property is not listed, but falls within the Chesterfield Town Centre 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 E-124.

## 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.



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## 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 made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | JANUARY 2026

