

## Delightful Thatched Freehold Derbyshire Community Pub



### **Moulders Arms, Church Street, Riddings, Alfreton, Derbyshire, DE55 4BX**

- Reputedly the only remaining thatched pub in Derbyshire.
- Characterful trading areas.
- Immediate well populated local catchment.
- Large 20 space car park and beer patio.
- Established wet lead business with food potential.

### **Freehold offers are invited in excess of £299,950**

Subject to contract and exclusive of VAT where chargeable.

*Particulars Updated 12-Jul-2022*

Manor Court  
184e Chester Road  
Streetly  
Sutton Coldfield B74 3NA

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)  
[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



## LOCATION

The Moulders Arms is located in the heart of the well populated Derbyshire village of Riddings on the edge of the Golden Valley. The public house enjoys an immediate well populated catchment whilst also benefitting from the proximity of attractive open countryside with many nearby campsites and caravan parks.

Riddings itself has a population of circa 5821 residents (2011 census) and the similar towns/villages of Alfreton, Leabrooks, Somercotes and Swanwick are all within 2 miles.

## DESCRIPTION

The Moulders Arms, known locally as 'The Thack', is an attractive historic sixteenth century public house, reputedly the last remaining thatched property in Derbyshire. The pub stands prominently to Church Street with an inviting beer patio to the front and side elevation, a beer patio / smoking shelter to the rear and is served by a large surfaced car park for 20 vehicles.

## ACCOMMODATION

The **bar** leads on from the front entrance comprising characterful beams to the ceiling with feature fireplace including a log burner, perimeter upholstered fixed seating, wood panelled front bar counter and has seating for some 12 customers. The rear seating area boasts attractive beams, wood burner with carpeted floor and loose furniture seating 16 customers.

To the left hand side of the entrance lies the **lounge** with perimeter fixed seating, loose furniture, wood panelled servery and in total there is seating for some 15 customers.

In addition, there is a further seating area to the side quarry tile floor and seating for 8 customers.

Both **Ladies** and **Gentleman's lavatories** lie off a corridor to the rear. The **catering kitchen, prep, wash up** and **general store** adjoin the public bar.

The **living accommodation** is accessible at first floor level comprising **family bathroom, two double bedrooms** and further **double bedroom/lounge**.

The **beer cellar** lies within the **basement**.

A recently created beer patio and smoking shelter lie to the rear of the trading area.

The building comprises a total **footprint** of 1,810 sq./ft. with a **site area** of 0.216 acres. Source, Nimbus Maps.



**Manor Court**  
**184e Chester Road**  
**Streetly**  
**Sutton Coldfield B74 3NA**

**Telephone: 0121 353 2757**  
**Mobile: 07973 837548**

**Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)**  
**[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)**

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



## GENERAL INFORMATION

### Tenure

The property is freehold and is available with the benefit of vacant possession.

### Business

The business trades as a wet lead, traditional community pub to the local surrounding area and also benefits from visitors from the surrounding caravan parks and campsites. The business has close relationships with local teams including darts, dominoes and skittles and hosts a regular quiz and bingo evenings. The Moulders Arms is a predominately wet lead business with a food offer on Friday and Saturday evenings and Sunday lunchtime only. There is good potential to drive further food sales.. Accounts will be made available to bona fida applicants.

### Services

All main services are connected to the property.

### Licences

We are informed that the property holds a premises licence.

### Town & Country Planning

We are informed by Derbyshire County Council that the property is Grade II listed and lies in a Conservation Area.

### Fixtures & Fittings

All fixtures and fittings are included in the sale and are to be identified by a formal inventory.

### Stock in Trade

Stock in Trade and unbranded glassware are to be taken to a separate valuation upon completion.

### Rating Assessment

Rateable Value - £8,800

Council Tax Band - A

Council Tax Payable - £1,349.14

## ASKING PRICE

Freehold offers are invited in excess of £299,950. Subject to contract and exclusive of VAT where chargeable.

### Further Information

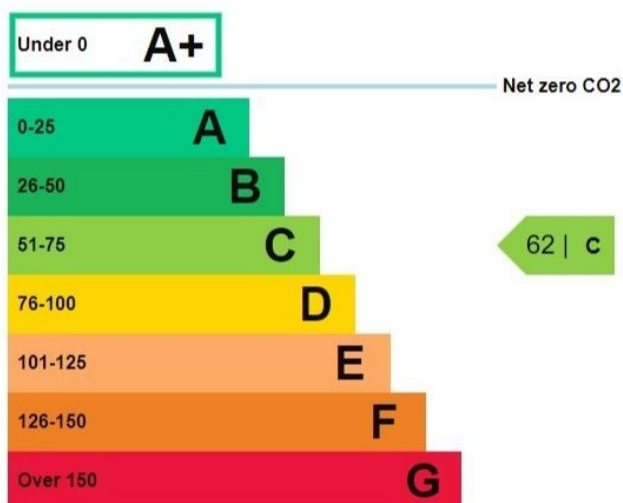
All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.

### Manor Court

184e Chester Road

Streetly

Sutton Coldfield B74 3NA



Telephone: 0121 353 2757

Mobile: 07973 837548

Email: [matt@matthewphillipssurveyors.co.uk](mailto:matt@matthewphillipssurveyors.co.uk)

[www.matthewphillipssurveyors.co.uk](http://www.matthewphillipssurveyors.co.uk)

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LMT <b>H.M. LAND REGISTRY</b>		TITLE NUMBER <b>DY 225 098</b>	
ORDNANCE SURVEY PLAN REFERENCE	SK4252	SECTION E	Scale 1/1250
COUNTY DERBYSHIRE		DISTRICT AMBER VALLEY	
		© Crown copyright 1992	



Manor Court  
184e Chester Road  
Streetly  
Sutton Coldfield B74 3NA

Telephone: 0121 353 2757  
Mobile: 07973 837548  
Email: [matt@matthewphillipsurveyors.co.uk](mailto:matt@matthewphillipsurveyors.co.uk)  
[www.matthewphillipsurveyors.co.uk](http://www.matthewphillipsurveyors.co.uk)