



The Crown Inn, Main Road, Higham, Alfreton, Derbyshire DE55 6EH

A4 Drinking Establishment

- ▶ **414.4 sq m (4,461 sq ft)**
- ▶ **Free of tie pub/restaurant with en-suite guest rooms**
- ▶ **Situated within 0.5 acres providing car park**
- ▶ **Alternative use potential STP**

For enquiries and viewings please contact:



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Location

Higham is a picturesque and popular commuter village in the North East Derbyshire District, located 8 miles north of Belper and 8 miles south of Chesterfield. The village is close to the Peak District and benefits from excellent road links; the A61 is just 0.2 miles north and J28 of the M1 lies just 6.5 miles to the east.

The premises are situated in the centre of the village on Main Road and surrounded by family housing. Nearby commercial uses include the Greyhound Pub and Santo's Higham Farm Hotel & Restaurant.

Description

This semi-detached building is of a presumed solid stone construction with elevations beneath a pitched slate clad roof. Elevations incorporate timber framed, single glazed sash windows to the front. It is understood the pub was originally formed from three cottages that were interlinked and subsequently extended.

Internally there are two well-appointed trading areas; a 'tap room' and family dining area with carvery (c70 covers). These are situated either side of a bar. To the rear of the trading area are WCs, a commercial kitchen, food prep, cool room, office and store.

The first floor is separately accessed and, until recently, provided ten en-suite lettable bedrooms and store. Three bedrooms have recently been stripped out with the intention of creating a flat.

The property benefits from a cellar with barrel drop and is situated within a well-appointed site extending 0.5 acres.

Accommodation

	Sq M	Sq Ft
Ground Floor	266.3	2,866
First Floor	131.8	1,419
Basement	16.4	176.6
Total	414.4	4,461

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services including Three Phase are connected to the property.

Planning

We understand the premises are Grade II listed and have the benefit of planning consent for A4 (Drinking Establishment). The site is situated within the settlement boundary for Higham.

By way of a planning consent referenced 10/00571/FL permission was granted for the erection of a 3 bed detached dwelling to form manager's accommodation on land to the rear of the car park.

Tenure

The property is available to buy with vacant possession.

Business Rates

The property is currently listed as a Public House and Premises and has a rateable value of £27,750. Source: VOA

Price

£675,000.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT. TBC

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: C (67)

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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