



JOHNSON FELLOWS  
CHARTERED SURVEYORS

**TO LET**

The Former Bluebell Pub Premises

**The Former Blue Bell  
Pub  
Leamington Drive  
South Normanton  
Derbyshire  
DE55 2HX**

- Lease available on terms to be agreed
- Site may suit a retail convenience store conversion or local parade subject to planning consent
- Ample onsite parking
- Currently fitted out bar premises



**Lease Opportunity**

Tel: 0121 643 9337 Fax: 0121 643 6407

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## The Former Bluebell Pub Premises

### LOCATION

The property lies within a residential housing estate in the centre of South Normanton, Derbyshire.

South Normanton lies approximately 2.3 miles east of Alfreton town centre and 22 miles west of Mansfield. The subject property is also within close proximity of Macarthur Glen retail outlet and approximately a 2 minute drive time from junction 28 of the M1 motorway.

### DESCRIPTION

The property comprises a former detached public house which formally traded as The Bluebell together with an extensive car park.

The property sits on a site of circa 0.50 of an acre. Internally the property comprises a former public house consisting of two tap rooms at ground floor together with kitchen and cellar facilities. There are also male and female toilet facilities servicing the premises.

There is central heating throughout fed via a wet system from a gas central heating boiler. The accommodation also benefits from a self contained 4 bedroom flat situated at the first floor.

### ACCOMMODATION

The premises have been measured on a net internal area basis and comprise the following: -

Front Bar	61.77 sq m	665 sq ft
Rear Bar	60.60 sq m	652 sq ft
Kitchen	15.29 sq m	164 sq ft
Beer Cellar	44.03 sq m	474 sq ft

4 Bedroom Self Contained Flat situated at first floor

*Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.*

### TENURE

The premises are available by way of a new lease for a term of years to be agreed. Alternatively subject to planning the site may suit a retail conversion into a convenience store and supporting retail.

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## RENT

On application.

## BUSINESS RATES

According to the Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk), the premises currently have a rateable value of £1,600 per annum.

Interested parties should verify the Rateable Value and likely rates payable directly with the local authority or Valuation Office Agency.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being produced.

## LEGAL COSTS

Each party is to pay its own legal costs.

## VIEWING

All viewings by prior appointment with this office.

## CONTACT

Chris Gaskell

Email: [chris.gaskell@johnsonfellows.co.uk](mailto:chris.gaskell@johnsonfellows.co.uk)

Tel: 0121 234 0422

## SUBJECT TO CONTRACT

## Lease Opportunity

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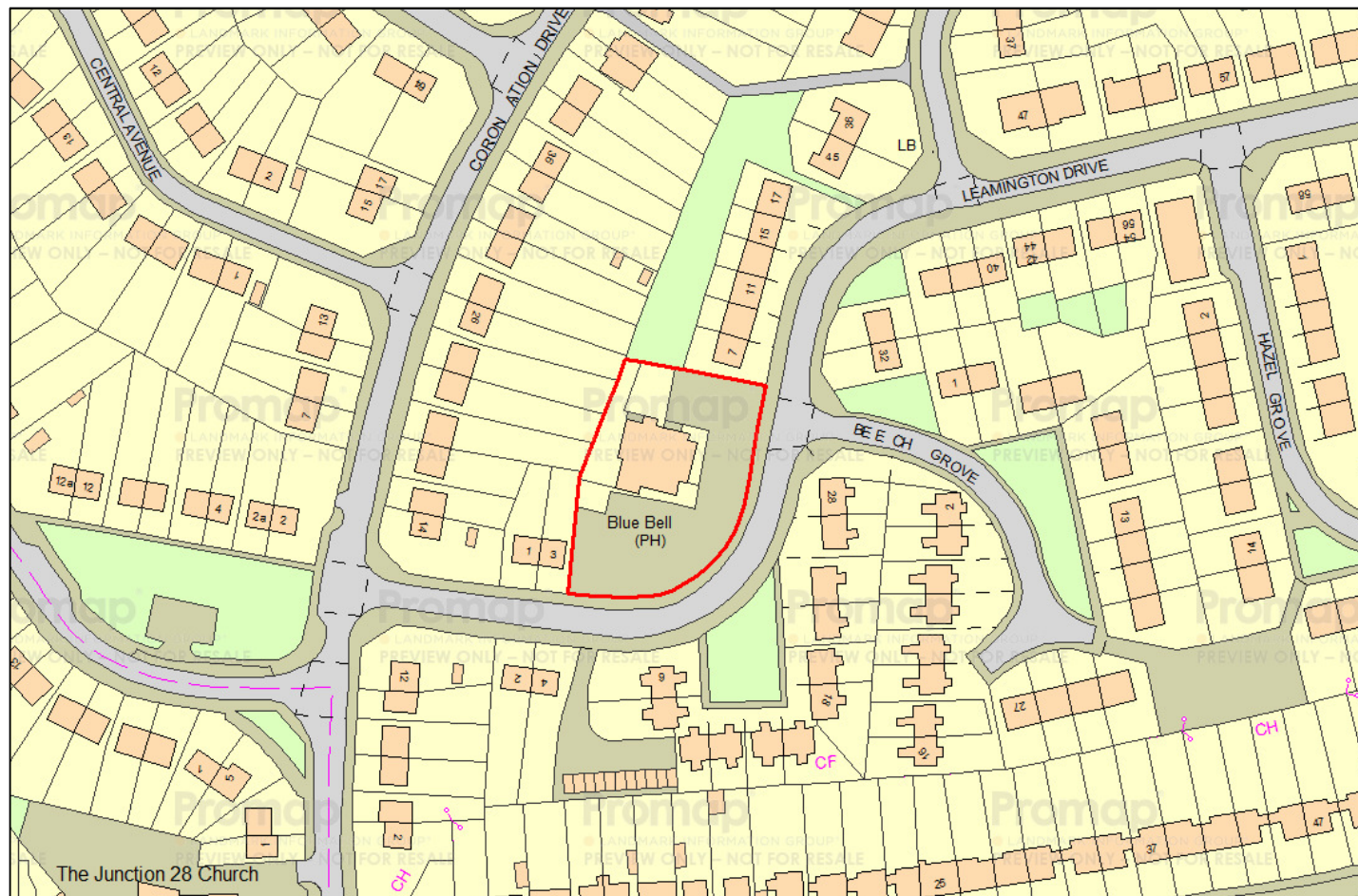


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