

## Anchor Inn

### Freehold

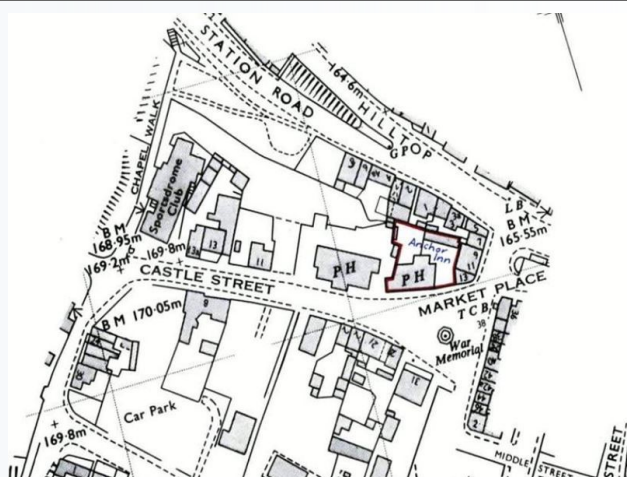
Offers in the Region of £225,000 (excluding VAT)



Anchor Inn, Market Place, Bolsover, , S44 6PN

### AT A GLANCE

- FREEHOLD FOR SALE WITH THE BENEFIT OF VACANT POSSESSION
- EXCELLENT TOWN CENTRE LOCATION
- ATTRACTIVE DETACHED PROPERTY
- REAR GARDEN AND YARD TO THE SIDE
- THREE BEDROOM DOMESTIC ACCOMMODATION



## Property

The Anchor is a 2 and single storey detached property of stone and rendered elevations beneath pitched tiled roofs. The ground floor accommodation briefly comprises front entrance porch leading to a large L-shaped trading area, split into three areas, with a Lounge bar to one side, with Snug room and Games area with raised area. The pub benefits from Ladies & Gents W.C.s and commercial catering kitchen.

The domestic accommodation is located over the first floor and briefly comprises three bedrooms, domestic kitchen, lounge and bathroom. To the exterior, the pub benefits from a side yard with picnic bench seating and a lawned area to the rear.

## Planning

We are advised that the property is not Listed but is situated within the Bolsover Conservation Area. Prospective purchasers are advised to make their own enquiries to Bolsover District Council.

## Trading Figures & Turnover

Our client is not in occupation and therefore does not have access to detailed accounts.

## Rates & Charges

### Business Rates

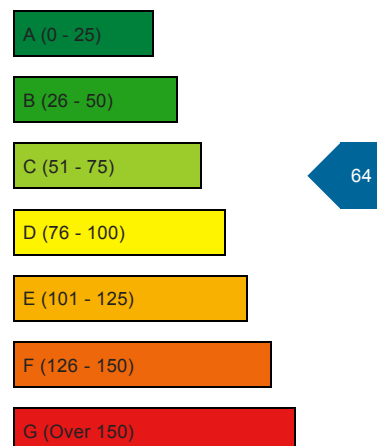
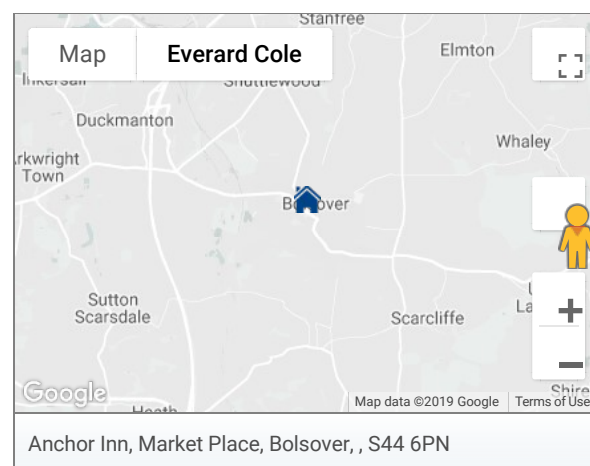
The 2017 Rateable Value has been assessed at £9,300. 100% small business rates relief might apply to this property.

## Fixtures & Fittings

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

## Location

The Anchor is a detached property located on Market Place in the Derbyshire market town of Bolsover, opposite the Cenotaph and close to the 17th Century Bolsover Castle. The pub is within easy walking distance of local shops and amenities. The district of Bolsover is notable for three sites of historical importance: Bolsover Castle, Creswell Crags and Creswell Model Village. The town is located approximately 2.5 miles to the east of the M1 (junction 29a), 6 miles east of Chesterfield and 7 miles north west of Mansfield. In the 2011 census the population of Bolsover was 75,866.




## Viewing and Further Information



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