



The Kelstedge Inn - Matlock Road, Kelstedge, Chesterfield S45 0DX

Well appointed Derbyshire Village  
public House for sale

Freehold - OIRO £450,000

- Multiple Ground Floor Trading Areas
- Total of 52 seated covers
- 2 bedroom Flat - Well appointed
- Beer patio and Car parking (7)
- Part Finished extension to the rear
- Well appointed Derbyshire Village public House for sale
- Freehold - OIRO £450,000



## Summary

Size - 2,938 sq ft

Price - Offers in the region of £450,000

Business Rates - Rateable Value £10,000

Legal Fees - Both parties will be responsible for their own fees

VAT - No VAT

EPC - D (93)

## Description

### Property

The property is a well presented detached stone built property under a pitched slate covered roof. Single storey elevations to the rear.

The rear courtyard has planning and a part constructed large kitchen extension. This will not be completed by the sellers and offers any new operator the potential to increase the food trade from the pub.

### Location

Kelstedge is ideally situated and close to the nearby village of Ashover and conveniently located for the towns of Matlock and Chesterfield by the A632.

The cities of Sheffield, Nottingham, and Derby are within commuting distance.

### Accommodation

The accommodation comprises the following areas:

Ground floor bar area comprising 32 covers, with a range of free standing tables and chairs, with central bar servery, leading to the designated dining area offering 20 covers max. Fully equipped catering kitchen and ladies and gents w/c's

The first floor has a self contained 2 bedroom flat, with kitchen, living room and bathroom.

### Terms

Offered for sale freehold with vacant possession and benefitting from the current good will, fixtures and fittings and any licence to transfer.  
Staff will transfer under TUPE.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330



