



Railway Inn

Freehold

Offers in the Region of **£275,000** Excluding VAT

Railway Inn, Station Road, Hatton, Derbyshire, DE65 5DW

AT A GLANCE

- Detached Public House
- Busy Road Location
- Outdoor Trade Area & Outbuildings
- Ground Floor Footprint 2,640 sq ft
- Sought-After Derbyshire Village
- Two Ground Floor Bar Areas
- Three Bedroom Domestic Accommodation
- Site Area 0.096 acres

Viewing And Further Information

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PROPERTY

The Railway Inn is a two and single storey detached property of brick elevations beneath pitched tiled and flat roofs. The accommodation briefly comprises an entrance hall leading from Station Road which provides access to two bar areas. The main L-shaped lounge bar area, has a large timber bar servery and seating for approximately 30. The public bar has it's own timber bar servery and seating for a further 24. A pool room to the rear, with quarry-tiled flooring connects the two bar areas.

A rear hallway provides access to the Ladies and Gents W.C.s and the outdoor trade area to the rear of the property.

The Railway also benefits from a small commercial kitchen, basement beer cellar and bottle store.

The first floor can be accessed by two staircases and briefly comprises three bedrooms, large lounge, office, domestic kitchen and bathroom.

To the exterior, the enclosed rear area comprises a paved patio area with picnic bench seating for 24, an artificial grass area and a two and single storey brick built outbuilding which provides additional covered outdoor seating and storage.

PLANNING

The local authority is the South Derbyshire District Council. We are advised that the property is not Listed but is situated within a Flood Zone 3. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The ground floor footprint of the property is 2,640 sq ft and the overall site measures c. 0.096 acres, (Measurements are taken from digital mapping and are approximate).

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.



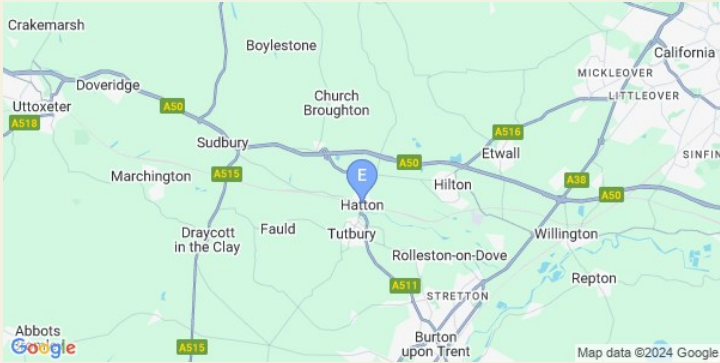
THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value of the Railway Inn has been assessed at £6,500 (2023). The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.



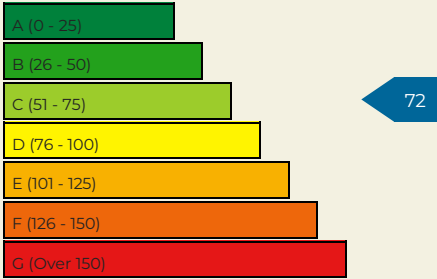


LOCATION

The Railway is prominently located on Station Road, the A511, in the centre of Hatton. The pub is adjacent to the entrance of the large Nestlé factory, which is a major local employer. The factory has received multimillion pound investment in recent years and developed into a major coffee producer being the sole UK facility producing the Dolce Gusto range, and also Nescafe. Hatton is a village and civil parish in South Derbyshire. The village is close to the A50 road which links the M1 and M6 motorways and is located 5 miles (8.0 km) north of Burton Upon Trent, 10 miles (16 km) south-west of Derby and 24 miles (39 km) south-east of Stoke-on-Trent. The population of the civil parish as of the 2011 census was 2,785.



EPC



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