

PUB, FOR SALE

# OLD COCK, 30 CHURCH STREET

Ripley, DE5 3BU



## KEY FEATURES

- Price: £365,000 for the Freehold
- 6,653 Sq Ft (618.06 Sq M)
- Available with vacant possession
- Free of tie
- Two large bars, function room + 1 bed apartment
- Alternative use potential
- Prominent position in Ripley Town Centre
- In 0.5 acres

## OMEETO DERBYSHIRE

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## FOR SALE - PUB

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### LOCATION

Ripley is a busy market town located in the Amber Valley District of Derbyshire, located approximately 3.5 miles north east of Belper and 10 miles north of Derby.

The site is located in Ripley town centre giving excellent access to a broad range of town centre amenities and public transport facilities. The site benefits from excellent commuter links; the A610 which connects with Nottingham is situated 1 mile to the east, the A38 which connects with Derby is located 2 miles to the west and J28 of the M1 is situated 4 miles to the north.

The property is next to a small council pay & display car park just off Church Street, with a 2nd pay & display car park on Chapel Street which is only a few minutes walk away.

### DESCRIPTION

Available with Vacant Possession. Free of Tie. Prominent pub /club building occupying corner position in Town Centre. 0.5 acre site. Alternative use potential. Two large trading areas, staff rooms & WCs on the ground floor. To the first floor there is a separate function room with its own bar & WCs, store rooms & office. There is also a separately accessed, one bedroom apartment.

Externally, there is a large undercover outdoor seating area.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>6,653</b>	<b>618.06</b>

### PLANNING

We believe the property has been used as a Pub Sui Generis Use Class of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as a public house and premises on VOA.gov.uk.

**Rateable Value:** £32,500

### TENURE

Pub for sale freehold.

### PRICE

The premises is available to buy for £365,000 for the Freehold.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

B(46)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

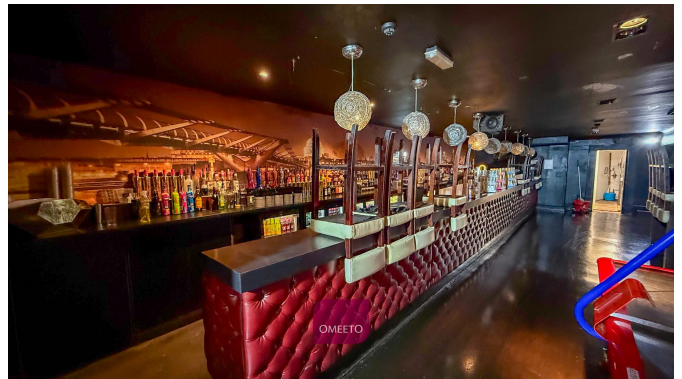
02-Apr-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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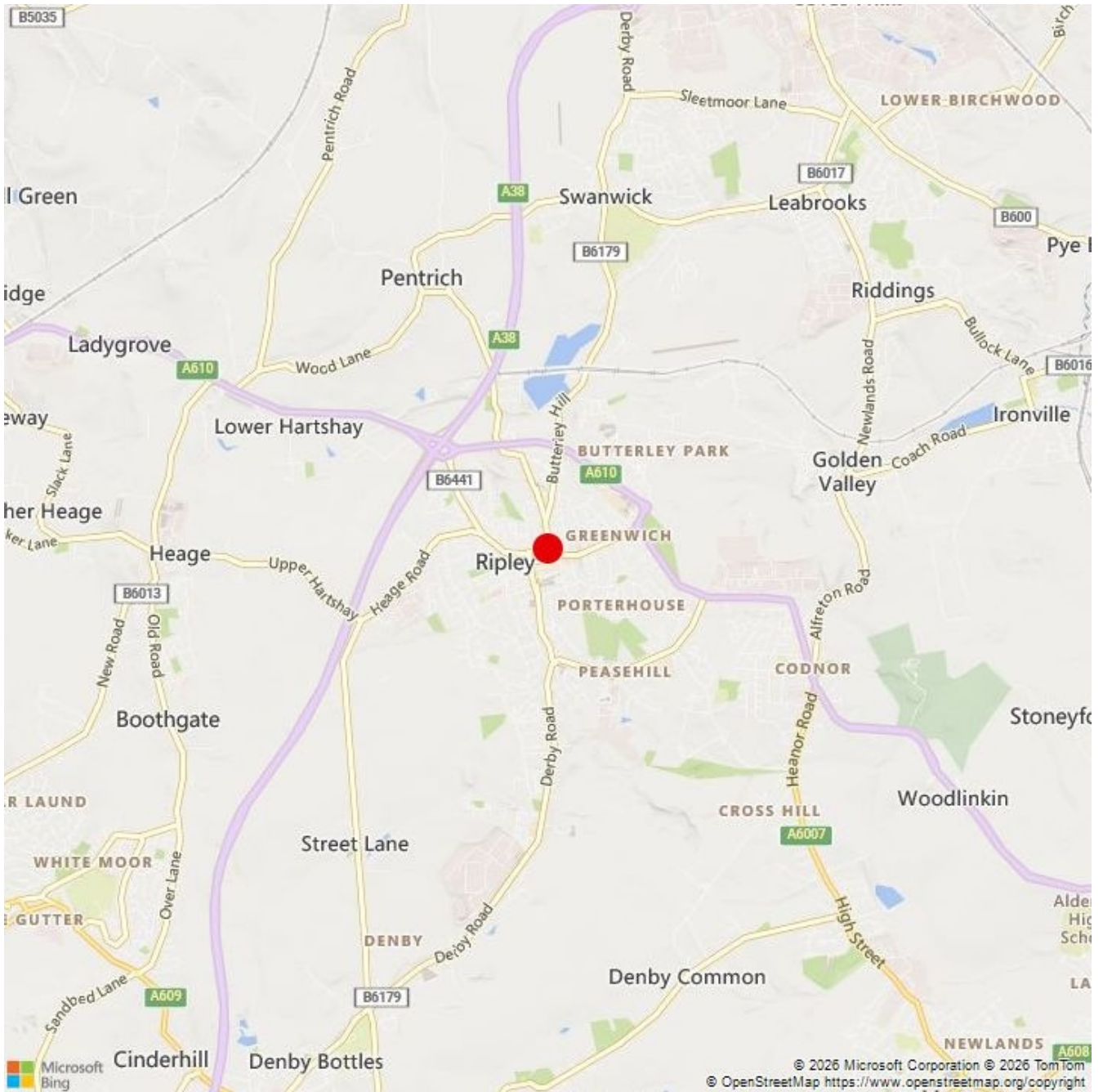
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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