



Derby Road
Ilkeston, Derbyshire DE7 5FH

**Offers Over £550,000 PLUS V.A.T.
Freehold**

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WE HAVE GREAT PLEASURE IN OFFERING THE THREE HORSESHOES, A THRIVING FREEHOLD PUBLIC HOUSE FOR SALE AS A GOING CONCERN.

In the nine years of ownership, the current Freeholder has transformed this art deco building from a closed pub to a busy, profitable establishment, concentrating on wet sales. Offering a comfortable bar of approx 42 sq.m. and separate open plan sports lounge of approx. 90 sq.m. with generous walk-up bar area.

Extremely well maintained inside and out, with a large attractive enclosed courtyard and beer garden area with marquee and two covered seating areas. There is a detached coach house ANNEXE offering approx. 125 sq.m. of internal space over two floors and is currently converted to provide for a ground floor function room with bar and patio doors opening out to the rear courtyard with a further semi open plan space to the first floor.

To the first floor of the main building are generous LANDLORD'S ACCOMMODATION with three bedrooms, one with en suite shower room, a family bathroom, kitchen, generous living room and a 42 sq.m. function room.

The current owner has concentrated the business on wet sales only but there is huge potential for the incoming buyer to grow the business further using the commercial kitchen to prep and serve food. The Coach House Annexe could lend itself to a bistro/restaurant or converted into a Bed & Breakfast, as could the first floor accommodation in the main building (subject to PP).

Situated on a corner plot with forecourt parking to the front the Three Horse Shoes is situated in a prime location within the market town of Ilkeston, the third largest town in Derbyshire, sitting nine miles from Derby city and eight miles from Nottingham city.

This is a Freehold sale, with no tie and with the opportunity to buy stock on sale to allow the incoming buyer to start trading immediately. A fantastic opportunity to purchase an established hostelry with the opportunity to further improve the great profitability with diversification.

As the business is in operation, viewing is strictly by appointment and more trading information is available upon request.



FRONT ENTRANCE LOBBY

Opening to lounge

LOUNGE

45'11" x 20'10" overall (14 x 6.37 overall)

Fixed bench seating, free-standing tables and chairs, three wall mounted t.v.s, generous walk-up bar with display chiller fridges and pumps.

BAR

31'4" x 19'3" reducing to 10'0" (9.56 x 5.87 reducing to 3.06)

Fixed seating and free-standing tables and chairs, feature fireplace with log burner, independent street access and walk-up bar with display chiller fridges and pumps.

INNER LOBBY

20'4" x 5'1" (6.2 x 1.56)

Access to courtyard and beer garden, door to cellar, access to public conveniences and secure access to private quarters, including stores and kitchen.

GENTS FACILITIES

Five bay urinal, w.c. and wash hand basin.

LADIES FACILITIES

Two w.c. cubicle and wash hand basin.

PRIVATE INNER HALLWAY

Stairs to first floor accommodation and double glazed door to outside.

STORE ROOM 1

12'2" x 6'11" (3.72 x 2.13)

STORE ROOM 2

10'0" x 8'4" (3.05 x 2.55)

COMMERCIAL PREP KITCHEN

15'9" x 9'10" (4.82 x 3.02)

Four bowl stainless steel sink units with drainers, stainless steel prep stations, commercial gas/electric cooker with stainless steel extractor hood over. Double glazed window and door to rear.

FIRST FLOOR ACCOMMODATION MAIN BUILDING

LANDING

With double glazed windows providing access to all rooms.

FUNCTION ROOM

33'5" x 13'6" (10.2 x 4.12)

LIVING ROOM

19'1" x 14'5" (5.84 x 4.4)

DINING KITCHEN

15'10" x 9'10" (4.83 x 3.01)

Fitted kitchen

BEDROOM 1

15'10" x 12'4" (4.85 x 3.76)

DRESSING ROOM

7'10" x 5'8" (2.4 x 1.75)



EN SUITE SHOWER ROOM

6'9" x 5'10" (2.06 x 1.8)

Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle.

BEDROOM 2

12'1" x 10'4" (3.7 x 3.15)

BEDROOM 3

15'3" x 10'1" (4.67 x 3.09)

Currently used as an office.

BATHROOM

Two piece suite comprising wash hand basin and panel bath. Towel rail.

SEPARATE W.C.

Housing low flush w.c.

COACH HOUSE/ANNEXE

Offering approximately 125 sq.m. over two floors.

GROUND FLOOR

61'6" x 13'8" (18.77 x 4.17)

Providing a self-contained function room including bar area with pumps and fridges. Snug area with cast iron wood burning stove and rest room facilities. Patio doors opening to courtyard beer garden and stairs leading to first floor accommodation.

FIRST FLOOR ACCOMMODATION

37'1" x 13'8" (11.31 x 4.17)

Partially open plan, sub-divided into three areas

OUTSIDE

Open forecourt to the front with approximately eight parking bays, enclosed courtyard beer garden with flagstone paving, various bench table and chair seating, covered smoking area with fixed bench seating, t.v. and cast iron log burner, beer garden area laid to lawn with raised terraced and covered seating area with fixed bench, further paved courtyard with fixed marquee. The courtyard and beer garden have secure perimeters, lighting and double gates leading to street.

MARQUEE

29'6" x 21'3" approx (9 x 6.5 approx)

AGENT'S NOTES

Both the ground floor and first floor of the main building has gas fired central heating served from two independent boilers.

The price guide includes all fixtures and fittings excluding stock which is available to purchase, allowing continuation of the business.

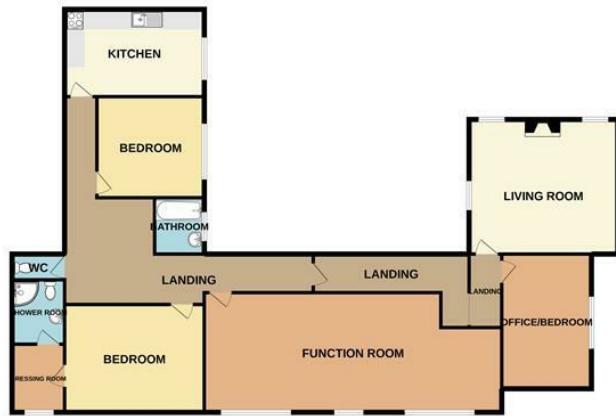
The purpose price is subject to V.A.T.



GROUND FLOOR
2122 sq.ft. (197.2 sq.m.) approx.



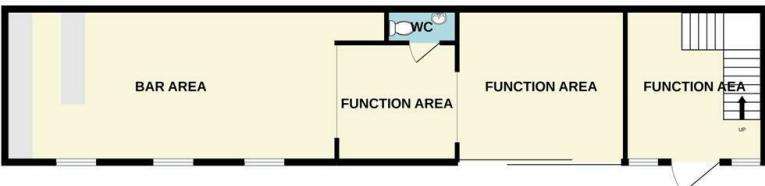
1ST FLOOR
1830 sq.ft. (170.0 sq.m.) approx.



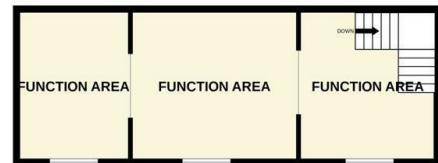
TOTAL FLOOR AREA : 3952 sq.ft. (367.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, fixture or fitting has been tested.