



The Ladybower Inn

Ladybower, Bamford, Hope Valley, Derbyshire S33 0AX

PURCHASE THIS BUSINESS
OFFERS IN THE REGION OF
£22,000



Purchase Price – Offers in the region of £22,000

Rent of £1250 PW

Profit Partnership Plus Agreement

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and is not subject to any rent reviews. The purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock

- Independent family company
- Brewery responsible for structure repairs
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- For the duration of the term of the agreement and subsequent agreements if renewed, there are no rent reviews

The pub and its facilities

The pub has an open plan trading area with a central bar servery opposite the main entrance. There are 64 covers throughout and feature fireplaces at either end of the pub. There is a large trade kitchen with 2 x 6 ring burners as well as other catering equipment and a walk in cold room. The flooring in the kitchen and the bar area have recently been renewed. There is a good-sized subterranean beer cellar and several additional storage rooms. Outside, there is a sunny beer patio with benches and a dry-stone walled beer garden – both have stunning views over the reservoir and surrounding countryside. Opposite the pub is the good-sized car park, which is licensed for campervans. The separate accommodation block houses 7 ensuite letting rooms.

Room 1 = Standard double

Room 2 = Standard double

Room 3 = Twin room

Room 4 = Large family room with a double bed and 2 single beds

Room 5 = Standard double

Room 6 = Standard double

Room 7 = Self contained family/easy access room with private bathroom and shower

All rooms have tea and coffee making facilities and flat screen TV's

In summary

- Outstanding location overlooking the Ladybower Reservoir
- Old coaching inn with feature fireplaces
- Large Trade Kitchen
- 7 En-suite letting rooms
- Sunny Beer patio area with views of the countryside
- Car park with space for approximately 40 cars

Licence details

Alcohol Sales

Sunday to Saturday – 0800 – 0000

Live & Recorded Music

Sunday to Saturday – 0800 – 0000

The Neighbourhood

The historic villages of Derwent and Ashopton were famously flooded when the construction of Ladybower Reservoir was completed in 1943. It is now a popular tourist attraction in the High Peak district attracting over 2 million visitors a year. It is associated with the training of the Dambusters of World War Two. The area is popular with walkers, with several well-known walks available around the reservoir. Cyclists also frequent the area, with fishing and sailing also taking place on the water. The pub stands alone on the main A57, with the village of Bamford within easy walking distance. There is a Primary school with and a few small shops in Bamford. Other popular villages nearby include Hathersage and Castleton. Sheffield is only 12 miles away.

The area is busy in the summer and in the winter when the snow makes it even more beautiful.

Living accommodation

The domestic area comprises 2 double bedrooms, a single bedroom, a family bathroom, a large domestic kitchen and a large lounge with views over the reservoir. The private living accommodation has oil fired central heating throughout and is in good decorative order.

Qualities which will make this pub thrive

- Catering experience essential
- Experience of hotels or pubs with rooms preferred
- Good marketing and social media skills
- Determined to provide the highest retail standards

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

Gallery

