

## Business For Sale

Leasehold - £60,000



## Established character café business, Peak District

High Nelly's Café, 2 Bank Square, Tideswell, Derbyshire SK17 8LA

A rare opportunity to acquire an established and successful café business within a prime tourist centre, at the heart of the Peak District National Park. The premises are offered as a turn key business ready for immediate trading, subject to a new lease under flexible terms.

High Nelly's Café oozes country character offering traditional fayre, which is a regular draw for walkers, cyclists and locals living in and exploring the delights of the surrounding Peak District National Park. The premises occupy a prominent position at the heart of Tideswell, often referred to as the Cathedral of the Peak, which is home of St John Baptist Church and a thriving local community. The café continues to trade successfully offering opportunity for future owners to continue and develop the business to their own desire and with approval for evening trade, which has yet to be exploited. The business is offered with a fully equipped kitchen and those fixtures and fittings present.

- Business for Sale – leasehold
- New flexible lease terms to be agreed
- Fixtures and fittings included
- Current capacity 46 covers – majority at ground floor level
- Broad prominent frontage
- Prime Peak District location
- All year tourist trade
- Available for immediate trading

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: [ashbourne@fidler-taylor.co.uk](mailto:ashbourne@fidler-taylor.co.uk)





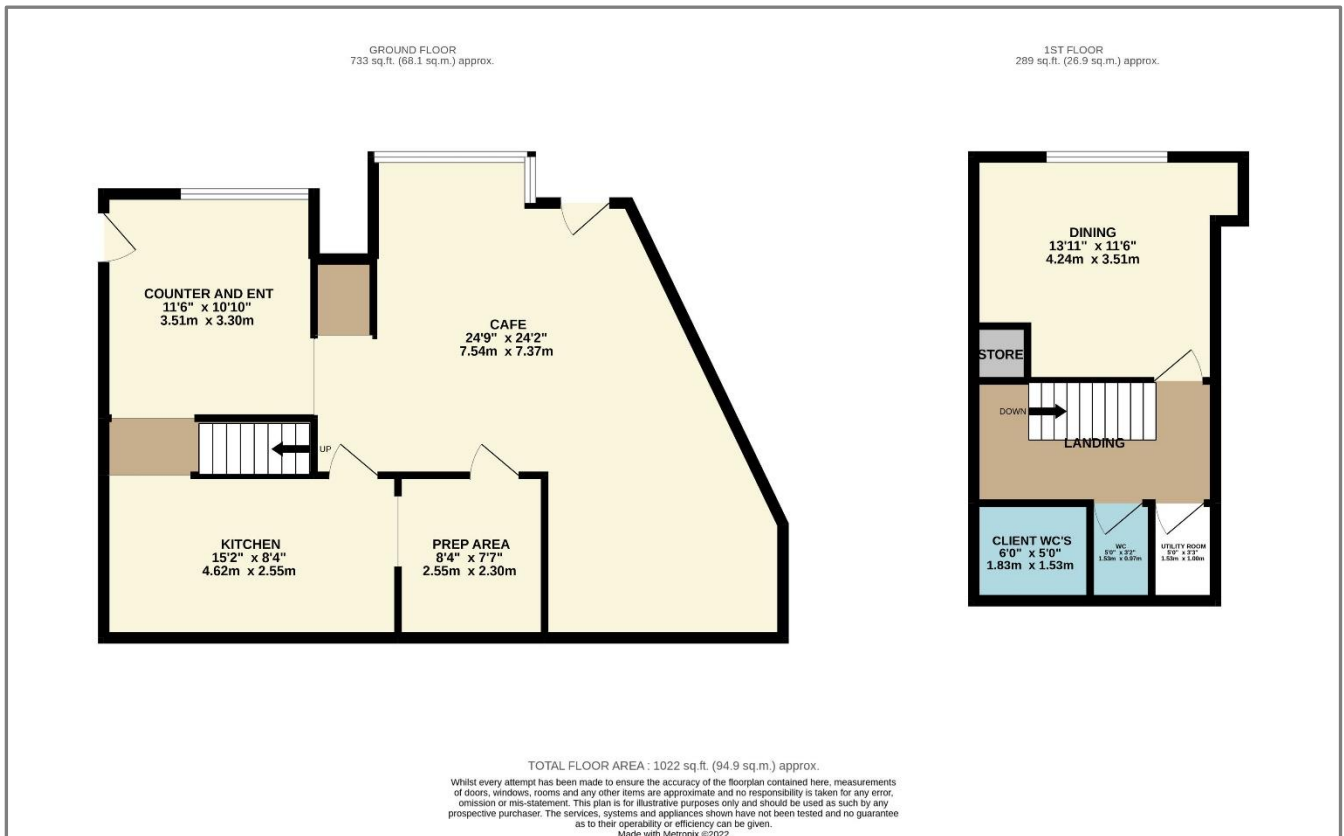
## PHOTO GALLERY



[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

## FLOOR PLAN



### ACCOMMODATION

Side entrance and counter	Servery
Café with front entrance options	Equipped kitchen
Prep kitchen	First floor dining
WC	Utility room
Cellar storage	

### BUSINESS RATES

The Valuation Office lists the property as Café and Premises with a Rateable Value of £7,100, at 1<sup>st</sup> April 2017.

### ENERGY PERFORMANCE CERTIFICATE (EPC's)

An EPC is available upon request. (Rating C57)

### ASKING PRICE & RENT

£60,000 to include business goodwill, fixtures and fittings.

Rent: £15,000 per annum

Lease terms: proposed minimum term 5 year lease, full terms to be agreed.

### MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser / tenant.

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**LEGAL COSTS**

Each party is to bear their own costs.

**VAT**

None payable.

**DIRECTIONS** – From Bakewell, Rutland Square, take the A6 Buxton Road to Ashford in the Water. Turn right then left into the village and then immediately right again to drive through Monsal Head, on through Wardlow before turning left on to the A623. After one mile, turn left as signed Tideswell. Proceed along Whitecross Road and as the road bends, after passing the Co-Op store, High Nelly's can be found on the right hand side.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

**Ref:** FTM10104

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