



Shady Oak

Freehold

Shady Oak, Long Hill, Fernilee, Whaley Bridge, High Peak, SK23 7HD

AT A GLANCE

- Countryside Location with Stunning Views
- Three Letting Rooms
- Large Car Park
- Total Plot Size c. 0.6 Acres
- Substantial Detached Property
- Spacious Domestic Accommodation
- Large Commercial Kitchen
- Ground Floor Footprint 3,084 sq ft

Viewing And Further Information

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PROPERTY

The Shady Oak is a two storey detached property of stone elevations beneath pitched slate and flat roofs. The accommodation briefly comprises a front entrance hall leading to the Public Bar which is divided into three separate rooms with a total of c. 70 covers and featuring timber bar servery, upholstered perimeter seating, beamed ceiling, part wooden flooring and open feature fireplace. The Pool Area has a feature fireplace, exposed stone walls and beamed ceiling. The Ladies and Gents W.C.s are located to the rear of the Bar.

The Shady Oak also benefits from a good sized commercial kitchen, with walk-in chiller unit. The pub also benefits from a basement beer cellar and store room.

The domestic accommodation is situated over the first floor and briefly comprises two large bedrooms, lounge, domestic kitchen, office and bathroom with separate W.C..

The property also benefits from three en-suite letting bedrooms, which are located over the first floor. The three double rooms all have ensuite facilities.

To the exterior, the pub benefits from stunning countryside views of the Goyt Valley, a covered paved patio to the rear and small private rear yard, a large tarmac car park for c. 20 cars, and lawned area with picnic bench seating for c. 50. The total site area measures c 0.6 acres.

PLANNING

The local authority is High Peak Council. We are advised that the property is not Listed but prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand the drainage is via a septic tank.

MEASUREMENTS

Ground Floor GEA - c. 3,0841ft²

Total site area – c 0.6 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

The business is not currently trading. 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 Shady Oak has been assessed at £11,250 (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.

TENURE

The Shady Oak is held over two separate titles. Freehold title DY261273 and long leasehold title DY261272, which is a 999 year lease commencing 1839. Please enquire for further details.



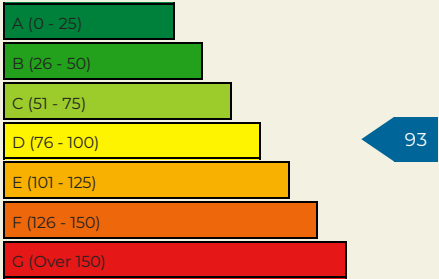


LOCATION

The Shady Oak is located in Fernilee, a hamlet located a short distance from Whaley Bridge and Chapel en le Frith in the High Peak district of Derbyshire. Situated on Long Hill, the pub has fabulous views of the rolling hills and picturesque views of the Goyt Valley, on the very edge of the Peak District National Park. The nearby River Goyt attracts tourists of which many are walkers. Whaley Bridge continues to expand with new and re-developed housing but retains the character of a small town and has numerous shops and facilities as does Chapel en le Frith. The area has good transport routes – Whaley Bridge train station offers frequent services to Manchester Piccadilly, the main A6 Derby/Manchester Road is twenty minutes away and leads to the main motorway routes into Manchester.



EPC



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