

THE TALBOT, BRIDGE FOOT

Belper, DE56 2UA



KEY FEATURES

- Price: £575,000 for the Freehold
- 4,313 Sq Ft (400.68 Sq M)
- Bar, Restaurant & guest house
- Traded 24 years, only available due to retirement
- Large dining area, snug, kitchen, bar & cellar
- 7 En-Suite rooms, self contained with own access
- Scope for conversion STP
- Well positioned in Belper Town Centre

OMEETO DERBYSHIRE

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FOR SALE - RESTAURANT

LOCATION

Belper is a busy market town in the Amber Valley District of Derbyshire, located approximately 5 miles southwest of Ripley and 8.7 miles north of Derby.

The restaurant for sale is located 0.5 miles north of Belper Town Centre and enjoys a corner position with Ashbourne Road and Belper Lane. The River Gardens are 0.3 miles walk south. An excellent range of local shops, cafes and public transport facilities are all located within easy walking distance.

Excellent commuter links are close by; the A6 which connects with Derby is situated 0.1 mile to the west and the A38 / A610 junction is just 4.5 miles to the northeast.

DESCRIPTION

Popular, well established 70 cover Restaurant & 7 bed guest house. Prominent position in Belper Town Centre. Still trading. Being sold due to retirement. Can be offered furnished or with VP.

The restaurant provides a lounge, a bar (with cellar), dining area and fully fitted commercial kitchen. The guest house is separately accessed and self contained. This comprises 7 En suite bedrooms, with an office, laundry room & reception area.

Externally, there is a small cottage garden and parking for c15 cars.

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
TOTAL	4,313	400.68

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) and under Sui Generis Use of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority. The property is Grade II Listed. List Entry: 1087396.

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 an Public House and premises on VOA.gov.uk. Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

Rateable Value: £11,500

TENURE

For sale freehold. Free of tie.

PRICE

The premises is available to buy for £575,000 for the Freehold.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

D(85)

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

26-Sep-2025

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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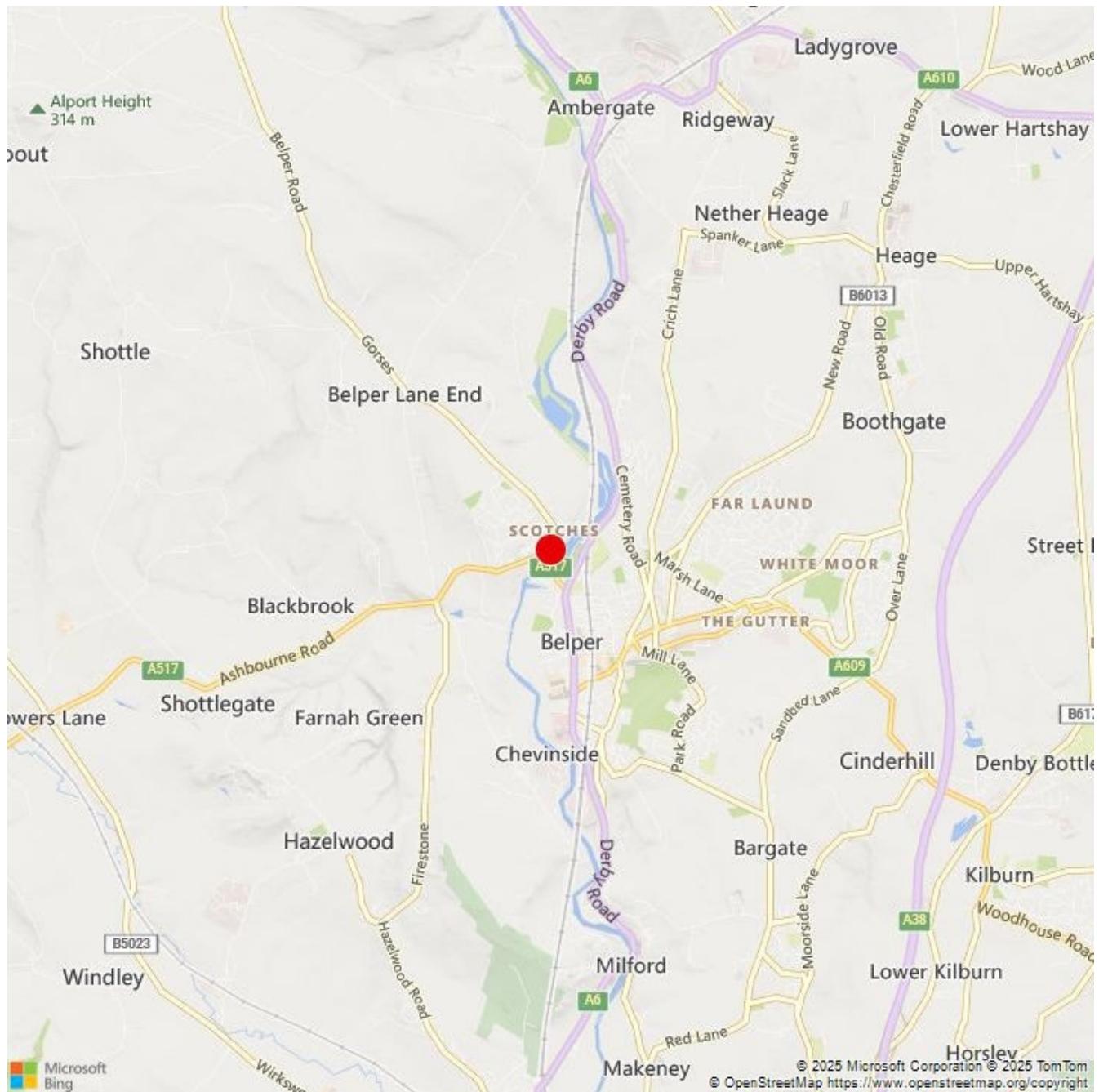
IMPORTANT NOTICE

- 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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