



CHURCH INN, MATLOCK MATLOCK DE4 2GG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£11,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Nestled in the charming village of Darley Dale, just 4 miles north of Matlock in the heart of the Derbyshire Peak District, The Church Inn is a quintessential English country pub. Built from local stone, this traditional inn sits proudly opposite the village church, surrounded by cottage-style homes to the rear and open countryside to the front. A true country retreat, The Church Inn welcomes walkers with muddy boots, well-behaved dogs, and a friendly, relaxed atmosphere. Inside, you'll find crackling fires, local cask ales, and a crowd of loyal locals and passing hikers alike. The pub is ideally situated just off the A6 road for easy car access, a short walk from Darley Dale Station on the heritage Peak Rail steam railway, within walking distance of several popular tourist campsites and well connected by regular local buses from Matlock.

Pub Layout

As you enter the pub you are welcomed by two rooms. On one side a cosy lounge snug, featuring comfortable seating, hardwood tables, and an open fire—creating a warm, welcoming atmosphere ideal for relaxed drinks and conversation. The second room has a more traditional bar feel, with a spacious, open-plan layout, stone flooring, and wooden bench seating. A darts oche and TV add to the lively, social vibe, while ample space allows for vertical drinking. This area flows into a softer corner with two sofas, low tables, and a log-burning stove a real highlight that enhances the pub's charm and comfort. To the rear, the pub boasts a private drinking yard with a designated smoking area, leading into a generously sized, enclosed beer garden—a valuable asset with huge potential, ideal for outdoor events and summer trade. At the front, just across the lane, there's a large customer area featuring both tarmacked parking and a grassed picnic space dotted with tables—perfect for outdoor dining and drinks. This area enjoys a scenic backdrop, backing onto the steam railway line and a popular bridle path, offering excellent footfall and a unique rural charm.

TRADING STYLE

The pub currently enjoys an excellent local trade as it has a leading choice and quality cask ale offer. The current licensee is local and plays a big part in the community which is vital to its popularity. The clientele are varied in social demographic and age with a broad range of customers that makes the pub special. It is not all horse riders and ale drinkers, with regular live bands and events put on outside in the summer, world lagers, wines and gins are sold a plenty. Major sporting events are shown and well attended especially rugby and football. Occasional live music is well received given the space of the pub this is normally smaller groups or solo artists. The pub is popular with destination drinkers and tourists especially in the Summer from the local camp sites or out walking in the Derbyshire countryside. Although the pub is predominantly used to serve drinking customers the current licensee has developed a small food offer which the new licensee will need to continue and develop.

ACCOMMODATION

Private Accommodation

Private accommodation consists of three bedrooms, bathroom and lounge. all of which is in good order.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Car Park



Beer Garden

FINANCIAL

Annual Rent: £23,500

Security Deposit: £6,000

Working Capital: £2,500

Stock: £2,500

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

The Church Inn is looking for an enthusiastic and community-minded individual or couple to take on the exciting challenge of running this cherished village pub. This is a rare chance to become a central figure in village life offering year-round hospitality, organising local events, and creating a warm, welcoming community local. However, it requires a delicate balance, as it also involves effectively welcoming tourists, particularly during the summer months, which demands adeptness in social media and marketing. A genuine passion for real ale is essential, as is enthusiasm for developing a modest but appealing food menu. Building on the current small offering is key, with simple, traditional options such as pork pies, ploughman’s lunches, sandwiches, and Sunday hot roast baps with crisp roast potatoes and gravy.



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