



COCK & MAGPIE, CHESTERFIELD CHESTERFIELD, S41 9QW

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Cock & Magpie, located in the historic village of Old Whittington, is a pub rich in history and tradition. Situated just two miles north of Chesterfield and 10 miles east of Sheffield, it benefits from its close proximity to these larger towns while retaining the charm of a smaller, close-knit community. The village, with its population of around 4,181, is nestled along the river Rother and has a deep historical connection, notably mentioned in the Domesday Book. The pub's location beside Revolution House, a small stone cottage turned historic museum, adds to its unique appeal. The Revolution House, with its exhibitions of local interest, likely draws visitors who are keen to explore the area's rich past. The Cock & Magpie itself has an intriguing history, having been founded in 1790 when it was converted from a former hostelry known as the 'Cock & Pynot'. This connection to the past gives the pub a distinctive character, linking it to centuries of local tradition. Old Whittington's excellent transport links, especially via the A61, make the Cock & Magpie easily accessible to both locals and visitors traveling from Chesterfield and Sheffield.

Pub Layout

This charming traditional country pub is housed within a picturesque stone property, beautifully preserving original features such as low-level beamed ceilings that add character and warmth. Central to the pub, the bar stands out with its premium product offerings, serving both the lounge and bar sections. The bar combines fixed bench seating with versatile low-level tables and stools at the front, all set on a welcoming wooden floor. Entertainment options include wall-mounted TVs for televised sports and a darts board with an oche for enthusiasts. Located at the back, the conservatory provides a modern dining space enhanced by an internal wooden wall, creating a stylish rustic-chic ambiance. Adjacent to this area are additional dining tables and chairs, as well as a carpeted section ideal for lighter lunches. The lounge offers a cosy atmosphere with snug booths, a mix of bench and low-level seating, comfortable sofas, soft furnishings, and carpeted floors, perfect for relaxing and socialising. A fully functional trade kitchen is situated alongside the lounge and conservatory, ensuring efficient service. A passageway leads to the toilets, adorned with artwork celebrating the

TRADING STYLE

The Cock & Magpie is a quintessential village pub that radiates traditional charm, offering an inviting and cosy environment for its customers. This local establishment masterfully combines the essence of a classic English pub with modern amenities, ensuring a perfect blend of old-world charm and contemporary comfort. The Cock & Magpie is known for its daily food offerings, which feature a variety of dishes crafted from fresh, locally-sourced ingredients complimented by a well-curated selection of drinks, including local ales, fine wines, and spirits. The Cock & Magpie serves as a vital part of the community, it's a cornerstone of the community, where tradition meets modernity and a place where locals gather to socialize, celebrate, and connect. The pub's history and charm are deeply intertwined with the village, making it a cherished venue for events and gatherings.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, one single bedroom, living room, kitchen, bathroom and office.

FINANCIAL

Annual Rent: £20,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £5,000

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

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



Community
Local



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Car Park



Beer Garden

BDM VISION

The Cock & Magpie would greatly benefit from the expertise of a fully funded, multi-skilled licensee capable of maximising trade from both the bar and a well-curated menu. The ideal applicant will have the experience and vision to unlock the growth potential of this business by leveraging its unique offerings and engaging with the local community. A deep understanding of the bar's beverage offerings and the ability to curate a menu that complements this, the venue and its surroundings will be key. Developing and implementing a detailed marketing plan to attract and retain customers including traditional marketing strategies as well as being proactive in using social media to promote the venue and its events whilst maintaining and enhancing the venue's historical ambiance will ensure the right licensee will be able to significantly grow the business, ensuring that The Cock & Magpie remains the hub of the local community.



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