

**MBRE**

# PUB WITH FLAT TO LET



## The Hunters Inn

105 Marple Road  
Chisworth  
High Peak, SK13 5DL

**1,225  
SQ.FT**



- The Hunters Inn Free House in Chisworth
- Fully fitted pub with self contained 1 bed flat
- GF: 625 Sq.ft / FF: 435 Sq.ft / Cellar: 165 Sq.ft
- External seating areas and on site car park
- Located close to Marple Bridge/Charlesworth
- Open plan pub with kitchen & toilet facilities
- RV: £3,000 - Nil rates/Council Tax: £1,447.62
- New Lease/No Premium/Terms to be agreed



## Location

The Hunters in is located in the heart of Chisworth fronting Marple Road and is a short drive to Marple Bridge, Compstall, Charlesworth and Glossop town centre.

- Marple Bridge: 3 miles.
- Glossop: 3.5 miles.
- M67: 4.5 miles.
- Stockport: 9 miles.



## Description/Accommodation

The Hunters Inn provides ground floor open plan public house accommodation with rear kitchen facilities, ladies and gents toilet facilities and external terrace seating areas to the front of the pub and to the front of the on site car park. The property benefits from a self contained one bedroom residential flat on the first floor comprising living room, kitchen, bedroom and bathroom.

The property includes an external barrel drop leading directly into the cellar which provides storage for barrels along with housing the lines for beer directly to the bar area.

Ground floor: 625 Sq.ft overall comprising: Bar area: 430 Sq.ft, Corridor: 80 Sq.ft, Kitchen, 115 Sq.ft with access to ladies and gents toilets and access to the first floor residential flat.

First floor: 435 Sq.ft overall comprising: Living room: 145 Sq.ft, Kitchen: 112 Sq.ft, Bedroom: 108 Sq.ft and Bathroom: 70 Sq.ft.

Cellar: 165 Sq.ft overall with a ceiling height of 6'4" and access to external barrel drop.

## Council Tax/RV

Council Tax: Band A - £1,447.62 - payable by Tenant.  
Rateable value: £3,000.  
Small Business Rates Multiplier 2025/26: 49.9p.  
100% SBRR available - Nil payable rates.  
High Peak Borough Council - 01298 28400

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

## Rent

£18,000 per annum exclusive.  
£1,500 per calendar month.

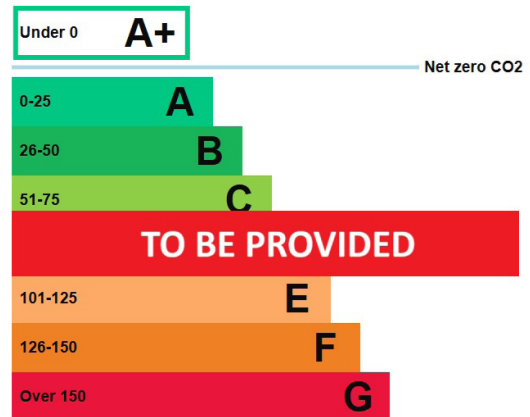
## VAT

All figures are quoted exclusive of Value Added Taxation.  
We understand that VAT is payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2025.