



# Navigation Inn

Brookside, Buxworth, Derbyshire SK23 7NE

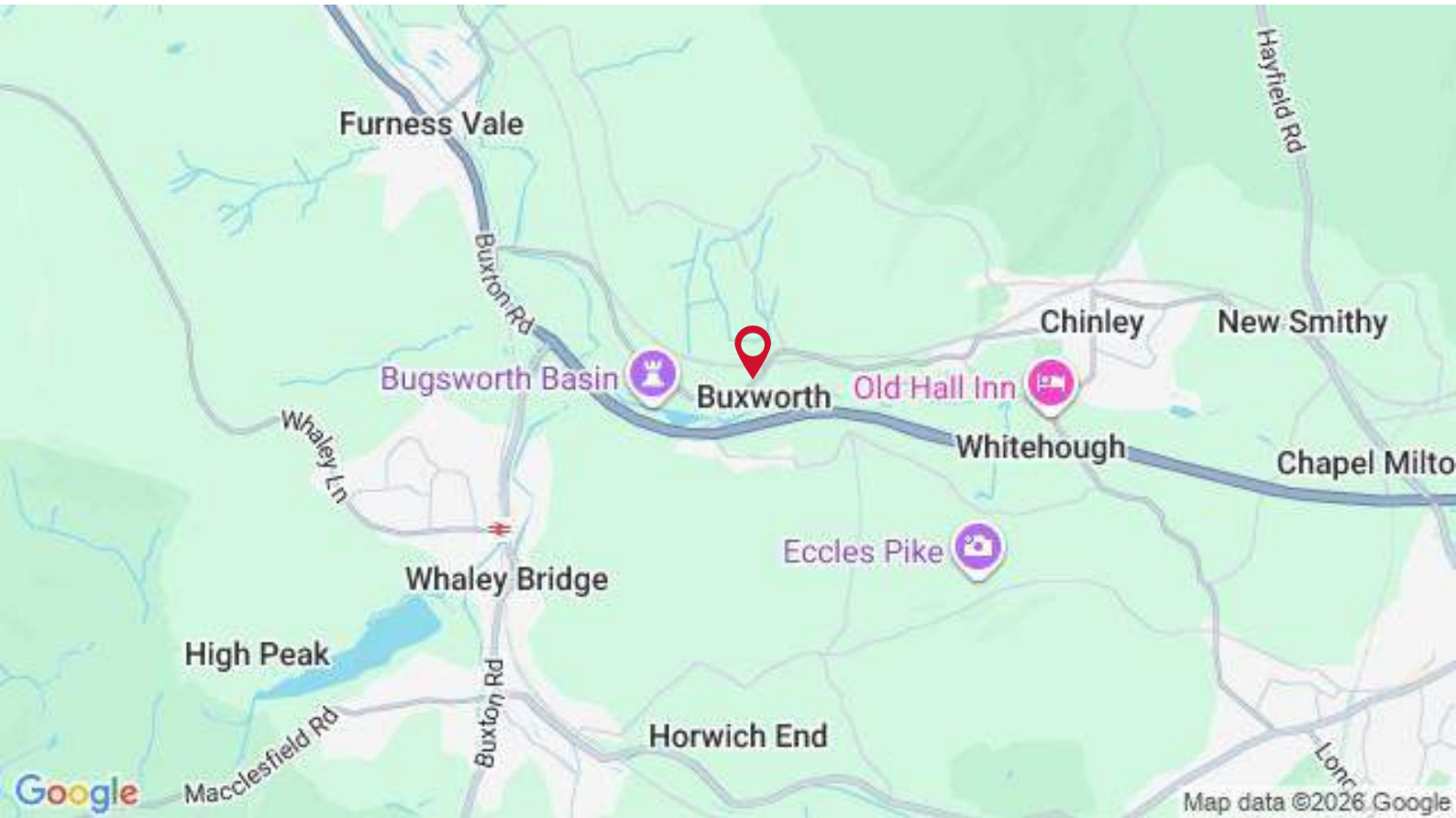
**Tenure**

**To Let**

**Price**

**Nil Premium**

- To Let - free of tie terms. Guide Rent £30,000 p.a.
- Destination pub in tourist & day tripper location
- Lounge bar, dining room & function room
- Catering kitchen
- 1 bed managers flat
- 6 letting bedrooms - potential for more (stp)



Google © Copyright (2026). All rights reserved.

## Location

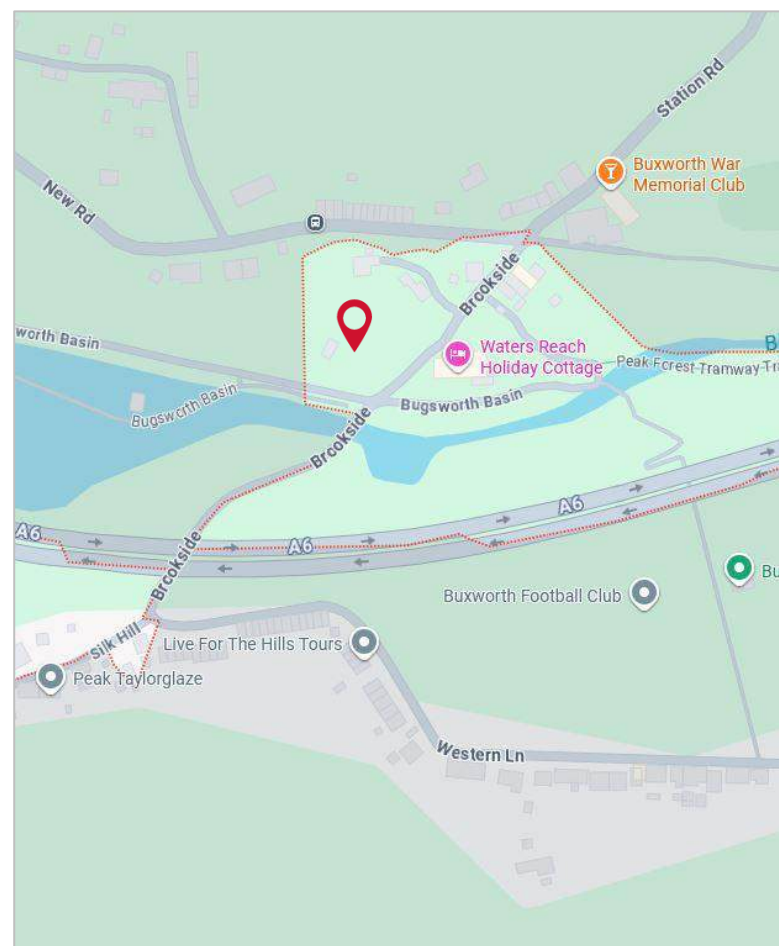
The Navigation is located in the village of Buxworth which itself lies within the High Peak district of Derbyshire, located within the Peak District National Park.

Situated approximately 1 mile north east of Whaley Bridge and 18 miles south east of Manchester, it is known for the historic Bugsworth Basin, the terminus of the Peak Forest Canal which lies directly opposite the pub.

## Description

A 2 storey detached property with a multi pitch roof, together with single storey additions to the rear.

There is a large car park overlooking the canal basin and an extensive beer patio area. To the rear of the pub is an enclosed yard.



Google © Copyright (2026). All rights reserved.



## Trade

The Navigation is currently closed but it previously traded as a destination pub with restaurant and letting accommodation above catering for walkers. An experienced operator may feel that there is an opportunity to redevelop this trade, drawing trade from both the local population but also from visitors to the area.

No trading figures are available.

## Accommodation

### Ground Floor

A series of interconnected rooms providing an open plan trading area, arranged around a central servery. At the very front of the property, there is a public bar with a stone floor, furnished with fixed wooden seating and timber tables & chairs. The servery counter has a timber fascia & top.

To the front left hand side, there is a snug room with a feature fireplace, furnished with fixed upholstered seating to the perimeter and timber tables & chairs.

Stepping down into the main lounge and dining area, there is a timber floor with a stone tile apron to the servery. The servery counter has a timber fascia & top. This area is furnished with fixed upholstered seating to the perimeter, together with timber tables & chairs, as well as upholstered buffet stools.

There are two rear lounges which have a timber floor and a beamed ceiling, with feature fireplaces. These rooms are furnished with timber tables & chairs and chesterfield sofas.

Ladies & gents customer toilets.

Rear function room.

There is a catering kitchen which benefits from an altro floor and some stainless steel catering equipment. To the rear of the kitchen is a storage / prep area.

### First Floor

There is a series of rooms to the front of the property which are currently semi-derelict and used for storage.

In addition, there are six en-suite letting bedrooms and to the rear of the property is a one bed manager's flat.

## Tenure

The premises are available To Let by way of a Free of Tie 20 year lease on full repairing and insuring terms, with a guide rent of £30,000 per annum.

A 6 month rent deposit plus a sum equivalent to VAT is required. Rent reviews on a 5 yearly basis and annual RPI increases collared at 2.5% and capped at 5%.



## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol on/off the premises:

Monday to Saturday 11.00 am to 12.00 am

Sunday 11.00 am to 11.30 pm

Performance of live music and playing of recorded music.

Monday to Saturday 11.00 am to 12.00 am

Sunday 11.00 am to 11.30 pm

## Minimum Capital Required

The following is a guide on estimated ingoings needed to secure the premises, working off a guide rent of £30,000 per annum.

Bond	£ 7,500
First Quarters' Rent	£ 7,500
Wellington Legal Fees	£ 1,750
Stamp Duty	£ 2,763
	<b>£19,513</b>

This is only an estimate and is subject to change pending final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works and working capital.

## Business Rates & Council Tax

The property is in an area administered by High Peak Council.

Rateable Value £16,000 (2023) & £25,000 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are informed that the premises benefit from all mains services as well as gas central heating.

## Viewing

Strictly by appointment only through Fleurets Manchester office on 0121 236 5252.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

## Tim Martin

Divisional Director

☎ 0161 683 5445

📱 07787 552909

✉ Tim.Martin@fleurets.com



**Important notice:** Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2026 London. 'All rights reserved'

## Our Regions

### London

20-22 Bedford Row,  
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

### Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

### North West

☎ 0161 683 5445

✉ northwest@fleurets.com

### North

☎ 0113 234 0304

✉ north@fleurets.com

### West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

### South

☎ 01273 429500

✉ south@fleurets.com

### East

☎ 01223 402600

✉ east@fleurets.com