



Plough Inn

Church Street, Warsop, Mansfield, Nottinghamshire, NG20 0AR

Tenure: Lease Premium: £20,000

Ref: 96631

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Nottinghamshire town pub and restaurant
- Main bar, function room & games room
- Commercial kitchen & basement cellar
- Two bedroom private apartment with kitchen
- Side car park and rear trade patio/beer garden
- New free-of-tie leasehold opportunity

Location

The Plough is situated in Warsop, a town and civil parish in the Mansfield district of Nottinghamshire, located on the edge of the ancient Sherwood Forest. Warsop is 4.6 miles northeast of Mansfield, 24.2 miles north of Nottingham and 12.1 miles west of the A1 motorway. According to the 2021 census, the town has a population of 12,644.

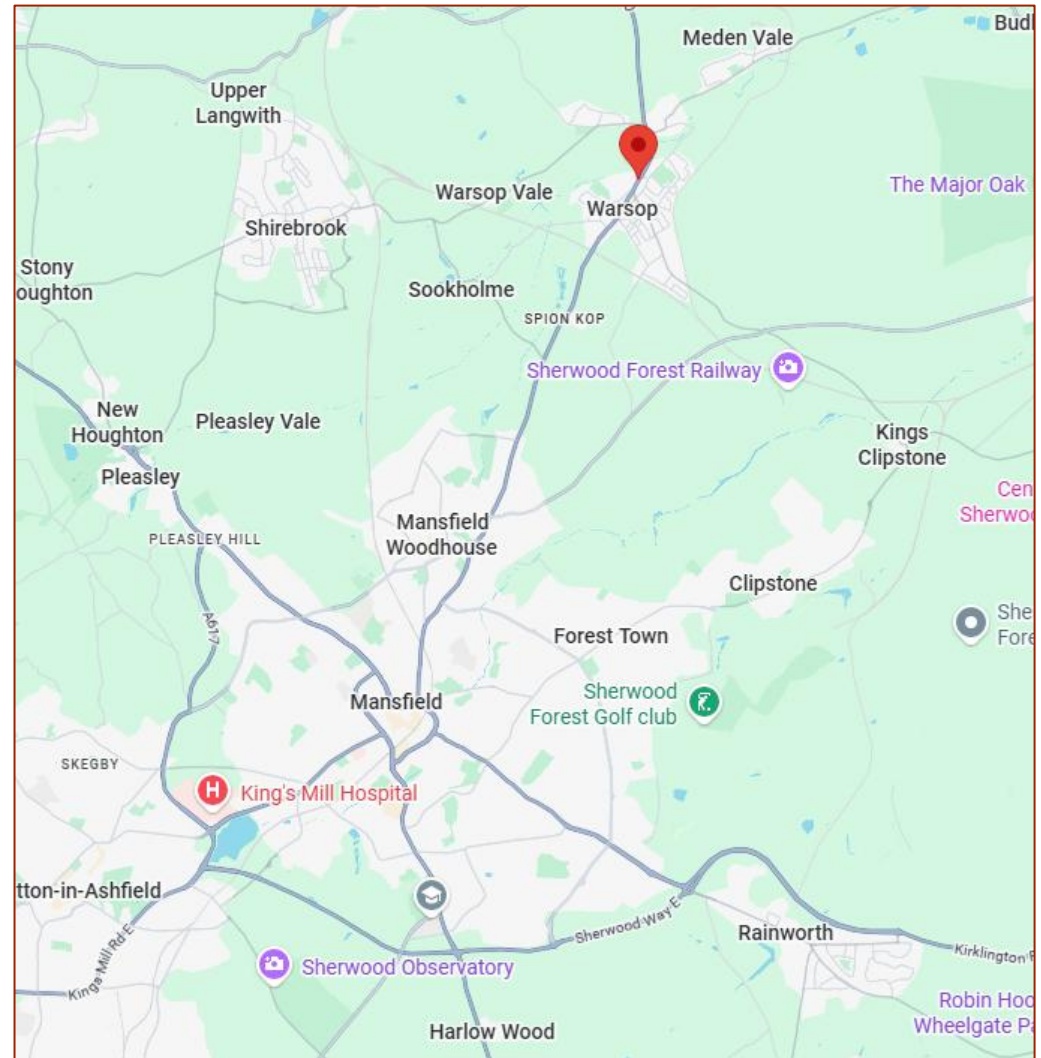
Warsop benefits from a number of amenities which include the Warsop Health Hub: a modern £9.1 million facility featuring a 30-station gym, a 15 metre four-lane swimming pool with a splash play zone and a multi-activity sports hall.

Also found within the town is The Carrs Nature Reserve which features a children's play area, picnic tables and scenic walks along the River Maun which is lined with mature willow trees. Warsop also includes a number of retail shopping outlets, schools, supermarkets and fuel stations.

The Property

The Plough is located on Church Street where it attracts high levels of footfall. It occupies a two storey, semi-detached property of brick construction under a slate roof that dates back to the 1800s.

The property is not listed but is located within a conservation area.



Trade Areas

FRONT ENTRANCE PORCH which leads into the L-shaped MAIN BAR which has combined seating for 50, part wood, part carpet flooring, an open fireplace and a wooden main BAR SERVERY. GAMES ROOM with seating for 12, original parquet flooring and a coal burning fireplace.

FUNCTION ROOM with seating for 60, an extension of the wooden main bar servery and part tile, part wood flooring. SIDE HALL with stairs to the first floor and an external door. REAR HALL 1 with access to a STORE CUPBOARD as well as a disabled TOILET with baby changing facilities. REAR HALL 2 with access to Ladies' and Gentlemen's TOILETS and stairs down to the basement CELLAR. The cellar comprises three storerooms: the first contains the central heating boiler and water cylinder, the second a barrel room and the third a cool room with external barrel drop. Fully-fitted COMMERCIAL KITCHEN with understairs store cupboard.

Owners' Accommodation

FIRST FLOOR

MANAGER'S FLAT (accessed via its own private external entrance staircase).

KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM.

(Please note: the property includes two additional flats which are excluded from this sale).

External

Side CAR PARK with space for seven vehicles. Rear TRADE PATIO with open and sheltered seating for 40. Two brick storage OUTBUILDINGS.





The Business

Our clients have owned the Plough Inn since December 2015. Until September 2025, the premises was trading under tenanted operation as a well-loved community pub offering a traditional 'British Classics' food menu.

Our clients are now operating the venue themselves and it serves as a hub for local events, including wakes and rugby and football team gatherings. It features a popular carvery and a well-established delivery service that has been running since the onset of COVID-19. The pub enjoys a loyal clientele of local regulars, ensuring consistent patronage and community engagement. The Plough is recognised as an Outstanding 5-Star FSA Rated Establishment. Our clients achieve weekly gross takings of between £3,500 and £5,000. Due to the business having been let until last autumn, full accounts are not available. This is an exceptional opportunity to take over the reins of a thriving community pub with significant growth potential.



Tenure & Price

LEASEHOLD £20,000 No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

This establishment holds a full premises licence, enabling the sale of alcohol from 11:00 – 23:00, seven days a week.

Current opening hours are as follows:

Monday: 14:00 – 19:00

Tuesday: 11:30 – 21:00

Wednesday: 09:30 – 21:00

Thursday: 11:30 – 20:00

Friday & Saturday: 11:00 – 23:00

Sunday: 10:00 – 21:00

Services

All mains services are connected.

The property benefits from an intruder alarm and a fire alarm, as well as an 11 camera CCTV security system.

The Plough is listed as an ACV (Asset Of Community Value).

Rateable Value: £7,250 as at 1st April 2026.

Business Rates Exempt.

Local Authority: Mansfield District Council.

Energy Performance Certificate: Awaiting EPC.





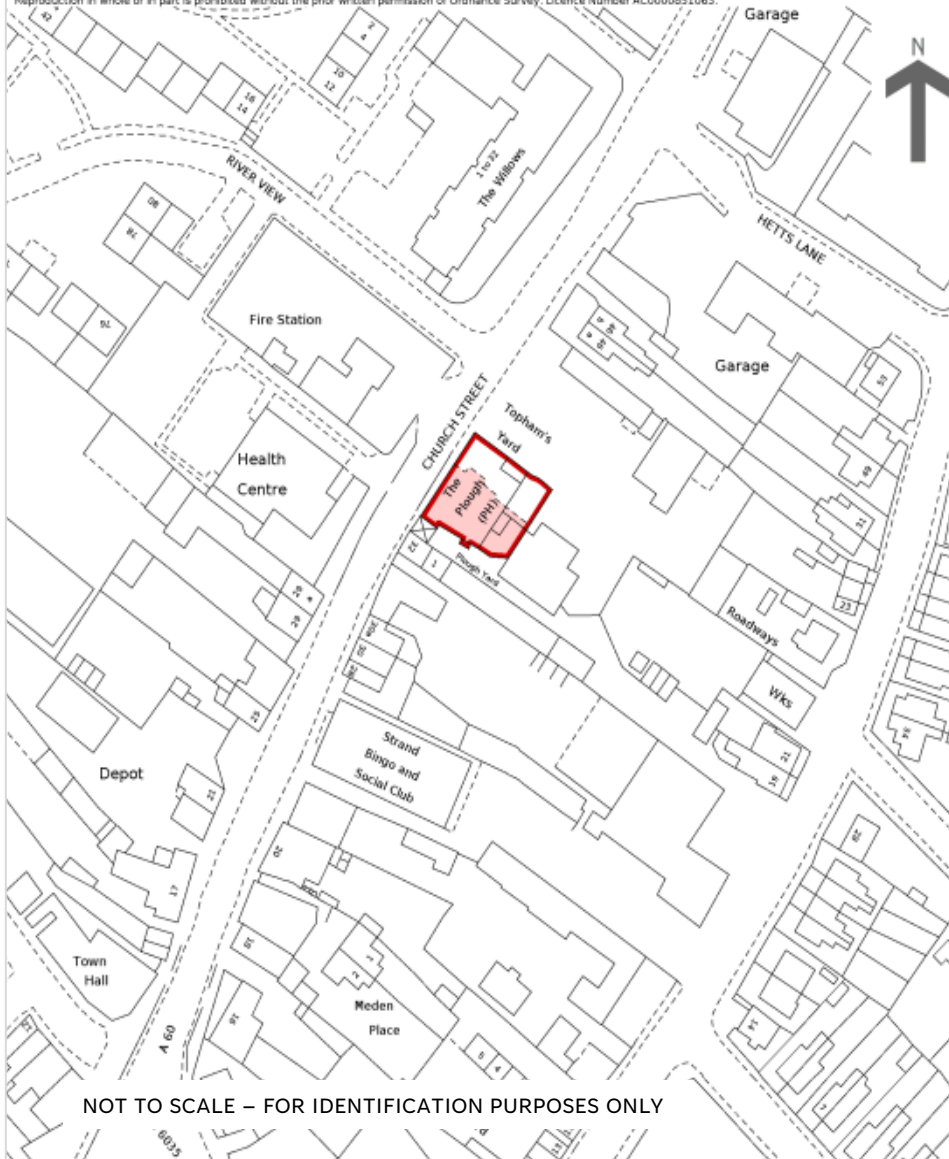


HM Land Registry Current title plan

Title number **NT363616**
Ordnance Survey map reference **SK5668SE**
Scale **1:1250**
Administrative area **Nottinghamshire :**
Mansfield



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NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LEASEHOLD	£20,000 to include goodwill, fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A deposit equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to open market assessment rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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Business Mortgages

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Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.