



The Kings Inn

23 King Street, Creswell, Worksop, Derbyshire, S80 4ER

Tenure: Freehold

Price: £180,000

Ref: 94837

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Popular Derbyshire village
- Traditional wet-led public house
- Open plan bar and two trade patios
- Three double letting bedrooms
- First floor function room
- Parking for two vehicles

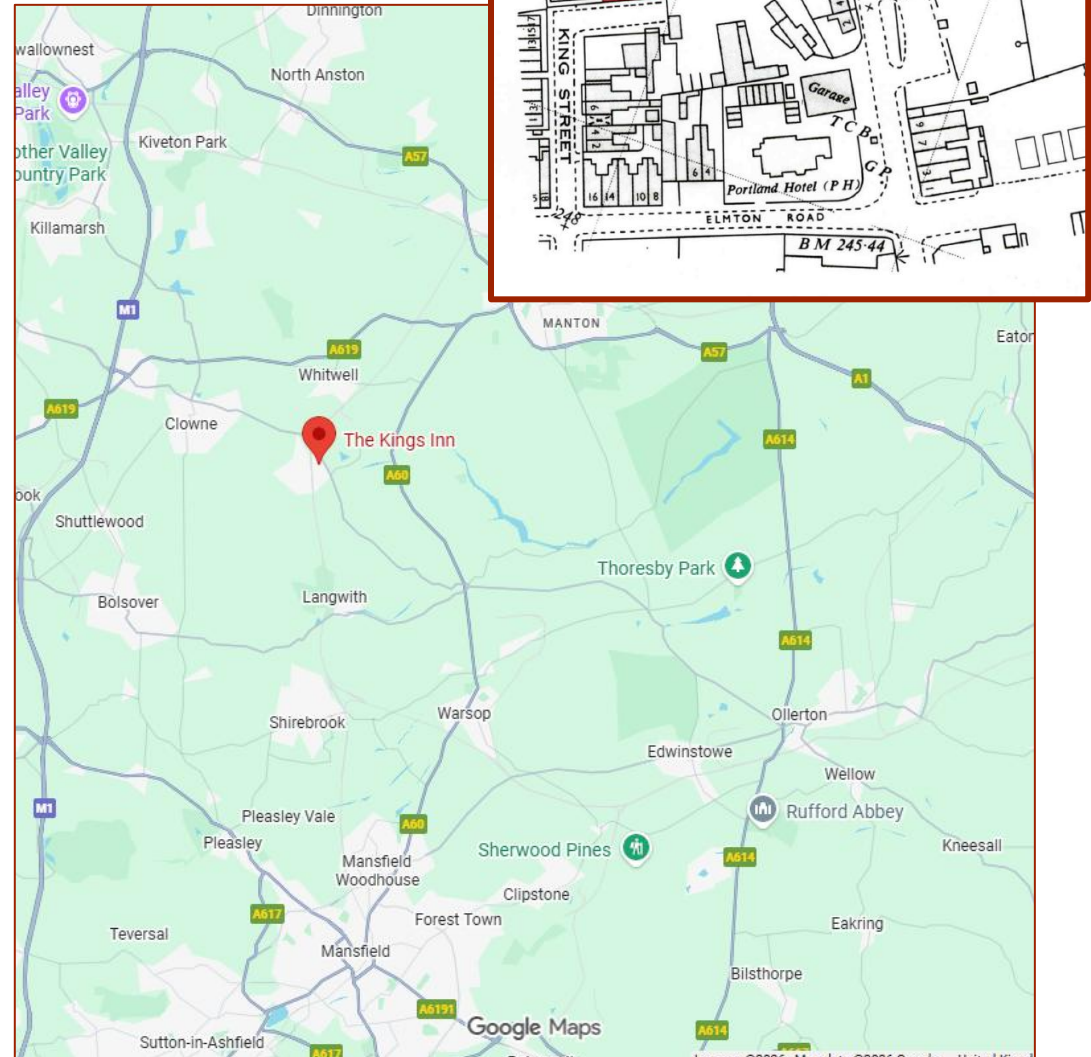
Location

The Kings Inn is situated in the popular village of Creswell, 6 miles south west of Worksop, 12 miles north east of Chesterfield, 10 miles north of Mansfield and 4 miles east of the M1 motorway.

Creswell benefits from being a short distance away from the prehistoric Creswell Crags and notable attractions on The Dukeries Estate. It also has many local shops and is equipped with amenities including an events centre, pre school, medical centre, a number of convenience stores and a train station which sits on the Robin Hood Line between Nottingham and Worksop. The nearby towns of Clowne, Worksop and Mansfield provide for larger shopping outlets, supermarkets and fuel stations.

The Property

The Kings Inn occupies a two-storey detached brick building under slate roof, and benefits from being located in a residential area.



Trade Areas

Front ENTRANCE HALL with staircase leading to the first-floor function room and access to the open plan U-shape MAIN BAR which has combined seating for 120, part nonslip part carpet flooring, games area, raised stage, wooden main bar servery and access to DISABLED ACCESS and UNISEX TOILETS. INNER HALL providing access to a CATERING KITCHEN/SERVICE AREA, LADIES' & GENTLEMEN'S TOILETS as well as a BOTTLE STORE and access to the basement CELLAR which comprises two rooms one of which includes an external barrel drop. REAR HALL with access to the rear trade patio and stairs to the first floor.

FIRST FLOOR

FUNCTION ROOM (which allows the potential for creating a private managers flat).

Letting Accommodation (first floor)

KITCHEN & SHOWER ROOM. Separate WC. THREE DOUBLE BEDROOMS one of which includes an ensuite and a storage cupboard which houses the central heating boiler for the first floor.

External

Front TRADE PATIO with bench seating for 24. Enclosed private rear PATIO with bench seating for 36, and a single storey storage OUTBUILDING which houses the central heating boiler for the ground floor. Side DRIVEWAY with space for two vehicles.





The Business

The Kings Inn most recently traded under tenanted operation as a traditional wet-led public house, benefiting from 3 distinct first floor letting bedrooms. A variety of events and functions are also held within the premises including live music as well as hosting multiple darts and pool competitions.

The property is offered to the freehold market as a vacant possession opportunity, after the tenants vacated the premises June 2026. The opportunity to convert the premises into private apartments, HMO or residential dwelling could be a viable option providing the necessary permissions are obtained by the local authority.

Our client is not in operation of the business therefore no trade is sold or warranted. Historic trade accounts are not available. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.





Tenure & Price

FREEHOLD Asking Price £180,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 12:00 – 23:00

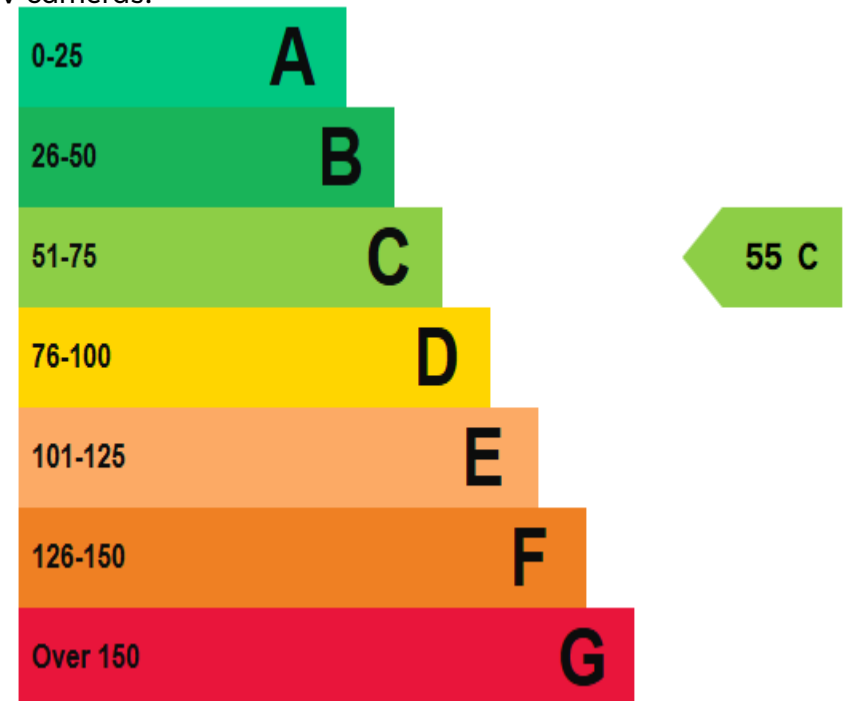
Friday and Saturday: 12:00 – 23:30

Services

All mains services are connected.

The property also benefits from both fire and burglar alarms, as well as 6 CCTV cameras.

Local Authority: Bolsover District Council





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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