



Kings Arms

Main Street, Clarborough, Retford, Nottinghamshire, DN22 9LN

Freehold Offers Around £290,000

- Centrally Positioned In Picturesque Nottinghamshire Village
- 2 Storey Detached Pub With Multiple Sports Teams
- Open Plan Main Bar (38), Lounge (24) & Games Room
- Car Park (24), Trade Patio (30) & Enclosed Children's Play Area
- 3 Bedroom Owners Accommodation & Private Garden
- Business Rates Exempt - Profit Making Wet Led Business
- Scope To Introduce Food With Commercial Kitchen

Ref: 1762

01522 500059

East@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Kings Arms is situated in a prime position directly located within the centre of the village of Clarborough, Retford. The village lies in the north of the county of Nottinghamshire close to the Lincolnshire border and is located only 12 miles east of the A1 Motorway between Doncaster and Newark. The village itself boasts a variety of local amenities such as a Spar convenience store, village hall and primary school which benefits from a positive OFSTED rating.

There are a selection of bus stops located within the village offering local transport to and from surrounding villages and towns such as Gainsborough and Retford. The nearest railway station can be found 3.5 miles south-west in the town of Retford which offers extensive services to the likes of Leeds, York, Hull and London Kings Cross.

The Kings Arms occupies a detached two storey property of brick construction under tiled slate roof and is ideally located for passing traffic on the busy Main Street/A620 within the centre of the village.

TRADE AREAS

GROUND FLOOR

Enter the property via the main street directly into the entrance hall which leads directly into the MAIN BAR which has seating for 38, part carpet, part tiled flooring. Brick feature fireplace with inset log burner and wooden bar servery. To the rear of the main bar is the LOUNGE which has carpet flooring, brick feature open fireplace and seating for 24.

To the rear of the Lounge is the GAMES ROOM which has carpet flooring and pool table. Off the lounge is the side entrance hall which has access to the ladies & gentleman's toilets along with storage cupboard and rear access to the car park and trade patio. Adjacent to the Lounge is the COMMERCIAL KITCHEN and ground floor CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR

Comprises Two Double Bedrooms, One Single Bedroom, Lounge, Kitchen, Shower Room.

EXTERNAL

Flood lit CAR PARK with space for 24 vehicles. TRADE PATIO with bench seating for 30 and outside lighting. Enclosed children's play area.

THE BUSINESS

Our clients have owned The Kings Arms since 2012 and during this time have taken a poorly trading village centre pub & restaurant and transformed it into the successful wet-led community venue that we see today. The Kings Arms benefits from a loyal local following and includes both a darts and pool team. The venue hosts a variety of entertainment nights which include celebratory events such as birthdays and christenings.

It is our opinion that The Kings Arms would suit a 'hands on' owner operator who could further increase turnover by extending the current games room (STPP), allowing more space to the rear of the building creating a dedicated area in which to serve food. It is also our belief that trade could be improved with the creation of a detailed food menu which could attract mid-week workers from the nearby West Burton & Cottam Power Stations.

Our clients have been back in operation of the business since June 2019 after a long period of leasing the property to tenants. Net Turnover ending March 2020 stood at £161,931 resulting in a Net Profit of £31,878 per annum. Further accounting detail will be made available to serious parties following a formal viewing.

LICENCE

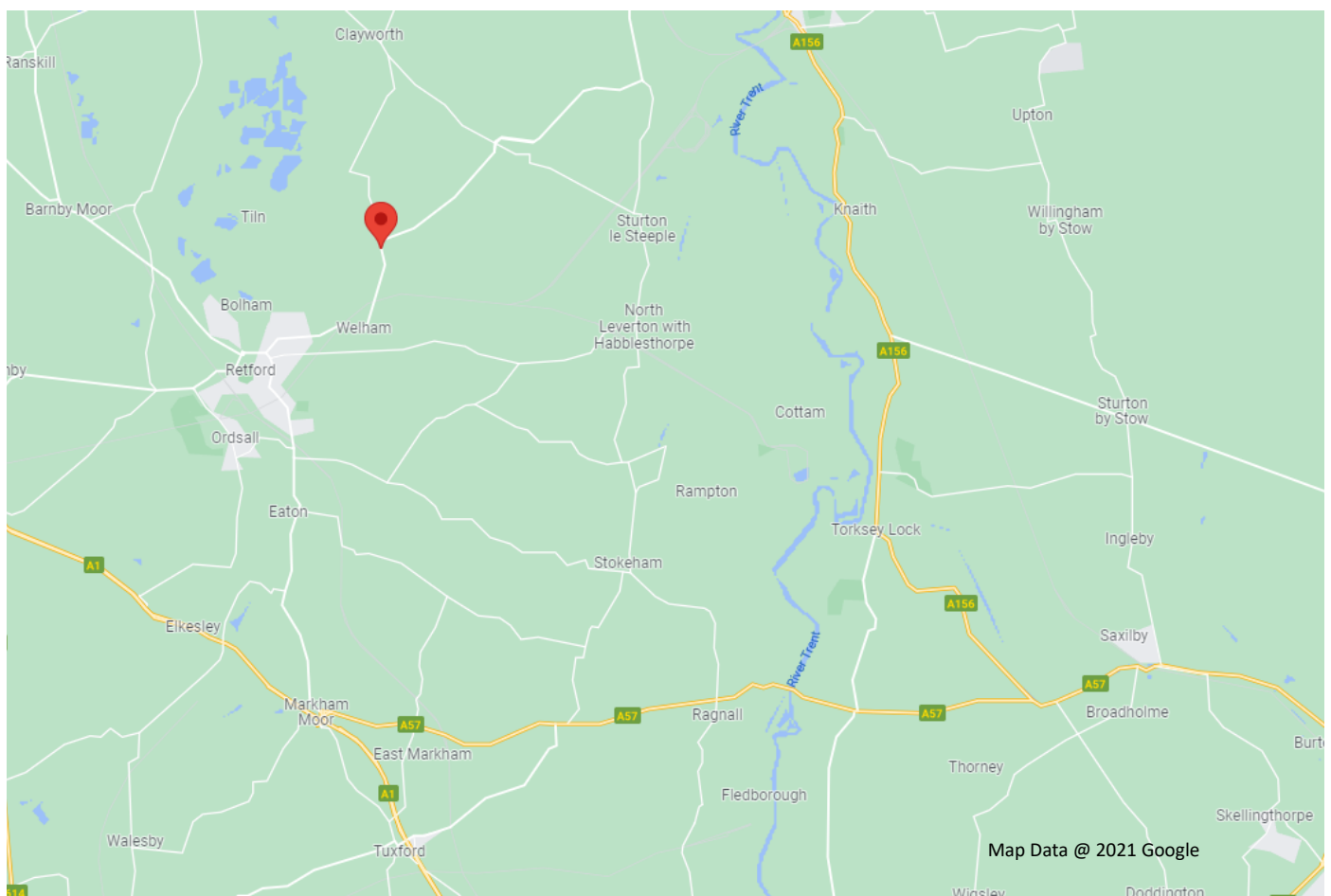
A full Premises Licence is held permitting the sale of alcohol from:

09:00 am to 01:00 am - Monday to Sunday

SERVICES

All mains services are connected. The property benefits from both a fire & burglar alarm as well as an 8 camera CCTV security system.

Rateable Value £7000. Business Rates Exempt.



TENURE & PRICE

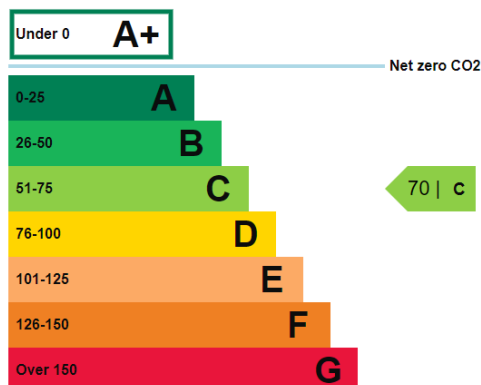
FREEHOLD £290,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

EPC Reference: 2530-0759-2880-6306-0764

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

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