



The Willow Tree

Front Street, Barnby in the Willows, Nottinghamshire NG24 2SA

Freehold £295,000

Ref: 87648

- Nottinghamshire/Lincolnshire Border Village
- Grade II Listed Public House Built In 1738
- Established Destination Food Led Business
- Bar (44), Restaurant (22), Car Park (16), Trade Patio (30)
- Net Turnover Circa £100,000 - Same Owners Since 2008

01522 500059

east@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Willow Tree is situated in the quaint Nottinghamshire village of Barnby In The Willows close to the Lincolnshire border, The village has an estimated population of 300 residents spread across approximately 115 houses and lies 4.2 miles east of the historic town of Newark on Trent, 16 miles north east of the Lincolnshire market town of Sleaford, 16.6 miles north of the busy town of Grantham and 17.9 miles south of the cathedral city of Lincoln. The A1 motorway can be found only 2 miles west.

The village benefits from a variety of notable landmarks and amenities such as the 13th century Parish Church of All Saints, Barnby Village Hall which hosts a number of events and seasonal celebrations, a village green and recreation field. A wider selection of amenities can be found 4 miles away in Newark which also benefits from a multitude of schools, fuel stations, shopping venues, supermarkets and independent retail stores. (for more information regarding the village visit www.barnbyinthewillows.com)

The Willow Tree dates back to 1738 and is believed to have originally been a farmhouse that was later transformed in to a public house. The business occupies a partly double glazed two-storey detached brick building under clay pan tiled roof situated close to the Front Street/Long Lane junction. It briefly comprises:-

TRADE AREAS

GROUND FLOOR

ENTRANCE HALL which allows access to the MAIN BAR with seating for 44, tiled flooring, feature ceiling beams, double sided feature fireplace with inset log burner. Brick Bar Servery behind which is a stainless steel sink. Also off the Main Bar is access to LADIES and GENTLEMANS WC'S. REAR ENTRANCE HALL that leads through to the TRADE PATIO.

RESTAURANT has seating for 22, a fireplace with brick feature surround, inset feature former bread ovens, Karndean flooring, feature ceiling beams and extension of the Main Bar Servery. COMMERCIAL KITCHEN which includes extractor canopy, tiled walls and flooring. INNER HALL leads to access to the FIRST FLOOR ACCOMMODATION and a DRY STORE. WASH ROOM which has 2 stainless steel sinks and drainers, tiled flooring and access to a PANTRY which includes plumbing and eye level shelving.

FIRST FLOOR

Comprising of 4 DOUBLE BEDROOMS, 2 Bedrooms include ENSUITE BATH facilities, one other Double Bedroom includes ENSUITE SHOWER ROOM facilities. One other double bedroom is currently being used as an OFFICE, LOUNGE and KITCHEN.

EXTERNAL

The property includes a TRADE PATIO with outside seating for 30 and includes outside lights, BIN STORE, COAL STORE and enclosed CAR PARK with space for 16 vehicles. Attached OUTBUILDING previously used as an on site micro brewery and OUTBUILDING NO 2 used as a Ground Floor CELLAR which includes a python system and cooler.

THE BUSINESS

Our clients have operated The Willow Tree for over 12 years and are now looking to market the freehold tenure of the property in order to change careers and to be more involved with their immediate family. During their time with the business they have created and established an award winning, positively reviewed profit-making operation which offers a relaxed family & dog friendly atmosphere. A traditional rustic menu using locally sourced and fresh ingredients has accumulated in the business receiving a Trip Advisor Certificate Of Excellence Award alongside a 5 Star Hygiene Rating from the Food Standards Agency.

The business is currently operated as a destination food venue with the sales split 60/40 in favour of food, the property also offers a wide array of premium gins as well as 3 real ales. The venue benefits from a local trade where residents take advantage of the weekly quiz nights and the property's free Wi-Fi. The business is currently supported by a dynamic website & social media accounts which will be passed over to the buyer on completion.

The year end net turnover for 2018 was in the region of £100,000 per annum. Further accounting detail will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD - Asking Price £295,000 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.

LICENCE

A Full Premises Licence is held permitting the sale of alcohol between the hours of:
(currently operating on limited hours, scope to increase)

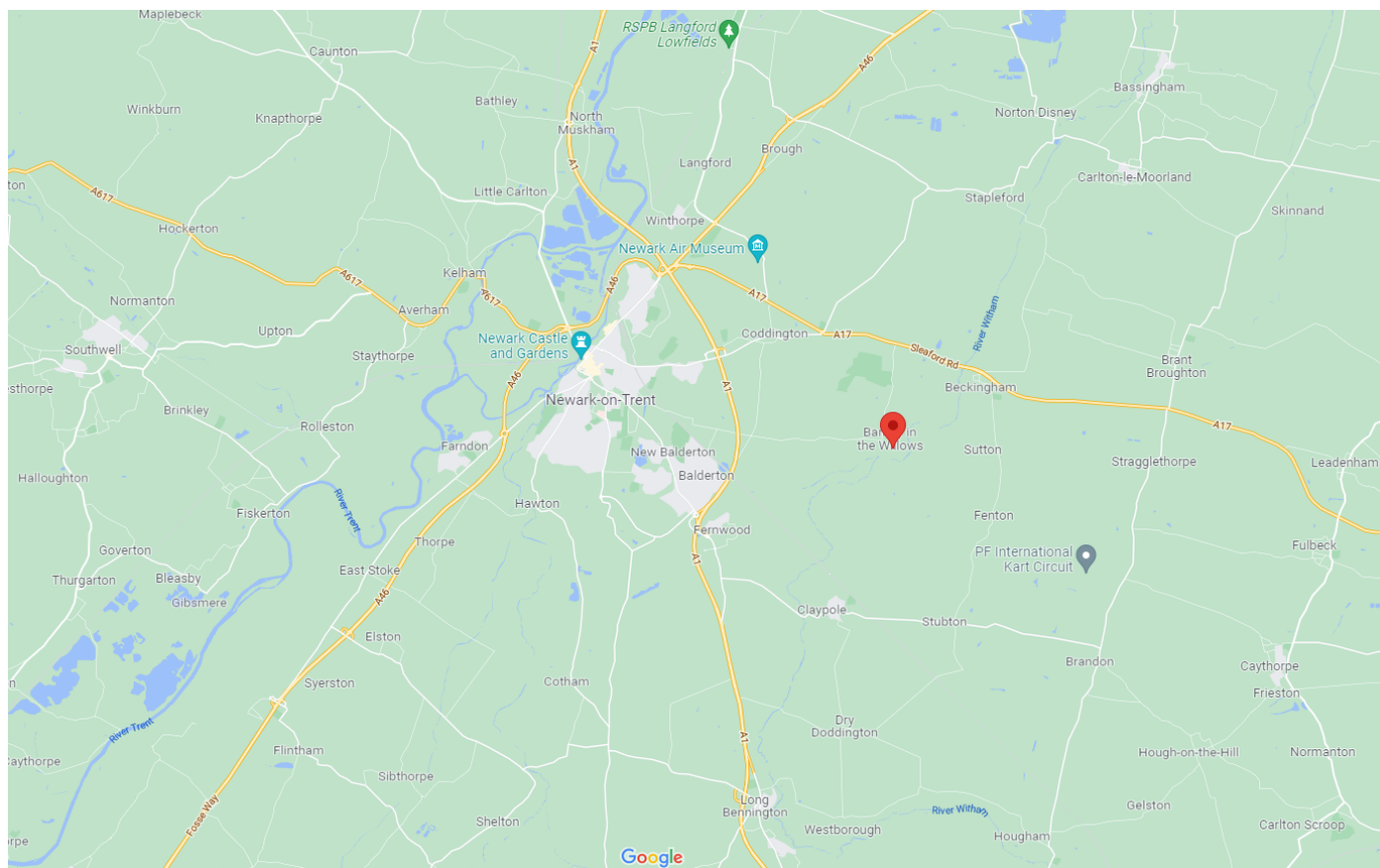
10am to 11pm - Monday to Saturday
12 Midday to 10.30pm - Sunday

EPC: As this property is Grade II listed it does not require an EPC certificate

SERVICES

LPG bottled heating & cooking facilities, also coal & wood fire central heating, Private Accommodation has electric underfloor heating. All other mains services are connected.

The property also benefits from a burglar alarm and a 4 camera CCTV security system.



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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.

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