



The Willow Tree

Barnby in the Willows, Newark, Nottinghamshire NG24 2SA

Freehold Asking Price: £250,000

- 18th century detached pub and restaurant
- Notts/Lincs border village close to Newark Golf Club
- Main bar, games room and rear trade patio
- Fully-fitted commercial kitchen and pantry
- Car park, ground floor cellar and laundry room
- Three bedroom accommodation with lounge and kitchen

Ref: 94641

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SP Sidney
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LOCATION

The Willow Tree is situated in the quaint Nottinghamshire village of Barnby In The Willows, close to the Lincolnshire border. The village lies 4.2 miles east of the historic town of Newark-on-Trent, 16 miles northeast 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 a recreation field. A wider selection of amenities can be found in the nearby town of Newark which also has a multitude of schools, fuel stations, shopping venues, supermarkets and independent retail stores.

The Willow Tree is a Grade II listed building which dates back to 1738. It is believed to have originally been a farmhouse that was later transformed into a public house. The business occupies a partly double glazed, two storey, detached brick building under a clay pantile roof. It is situated close to the Front Street/Long Lane junction within the village.

TRADE AREAS

GROUND FLOOR:

Front ENTRANCE HALL which allows entry to the MAIN BAR. The bar benefits from seating for 44, part wood effect and part tile flooring, feature ceiling beams, feature fireplace with inset log burner, main brick bar servery and access to the Ladies' and Gentlemen's TOILETS. A rear ENTRANCE PORCH provides external access to the trade patio/courtyard. GAMES ROOM with seating for 10, fireplace with brick feature surround, Karndean flooring, feature ceiling beams and an extension of the main bar servery. Fully-fitted COMMERCIAL KITCHEN. INNER HALL which gives side access to: the courtyard/trade patio, a DRY STORE with WALK-IN CHILLER, a WASH ROOM, a PANTRY and stairs leading to the first floor.

OWNERS/LETTING ACCOMMODATION

FIRST FLOOR:

DOUBLE BEDROOM with SHOWER EN SUITE. DOUBLE BEDROOM with SHOWER EN SUITE. LOUNGE with KITCHENETTE. DINING ROOM. SINGLE BEDROOM with BATH EN SUITE.

EXTERNAL

Rear TRADE PATIO/COURTYARD with seating for 30. BIN STORE and COAL STORE. Side gated CAR PARK, currently with space for 12 vehicles. OUTHOUSE 1 utilised as a LAUNDRY ROOM and OUTHOUSE 2 utilised as a ground floor CELLAR.

THE BUSINESS

The Willow Tree operates as a traditional community pub serving local residents and destination diners by way of its traditional 'British Classics' food menu. A plethora of events and functions take place within the venue; these include themed evenings, quizzes, live music, birthday parties, christenings and wakes. Our clients are offering the property to the freehold market in order to relocate overseas.

The business is currently operated by our husband and wife clients with the assistance of their son and two part-time staff members. The potential for a new operator to improve sales is available by way of extending the limited opening hours. These are currently:

Monday - Closed

Tuesday - Closed

Wednesday - 18:00 - 22:00

Thursday - Closed

Friday - 17:00 - 23:00

Saturday - 17:00 - 23:00

Sunday - 12:00 - 22:30

At present, trade is boosted by income from the first floor bedrooms which are currently utilised as letting accommodation. The rooms primarily attract couples and families for weekend stays as well as visitors to events held at Newark Showground during the week. Although the first floor is utilised as letting accommodation at present, a new owner/operator might choose to use it as a private dwelling.

Accounting information will be made available to serious parties following a formal viewing.



TENURE & PRICE

FREEHOLD Asking Price **£250,000** to include goodwill and fixtures and fittings. 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 retail of alcohol:

Monday to Saturday: 10:00 - 23:00

Sunday: 12:00 - 22:30

SERVICES

Bottled LPG for heating, as well as coal and wood fired central heating. Electric cooking facilities.

All other mains services are connected.

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

Local Authority: Newark & Sherwood District Council,
Castle House, Great North Road, Newark NG24 1BY
Rateable value as at 01 April 2023 to present: £2,000
Business Rates Exempt



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.

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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