



Willaspools

Silver Street, Thorne, Doncaster, South Yorkshire, DN8 5DT

Tenure: Freehold

Price: £375,000

Ref: 93302

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Vibrant South Yorkshire market town
- Community wet-led public house
- Two sizeable internal trade areas
- Four bedroom owners' accommodation
- Gated car park and sheltered trade patio
- Retirement sale – same owner since 2009

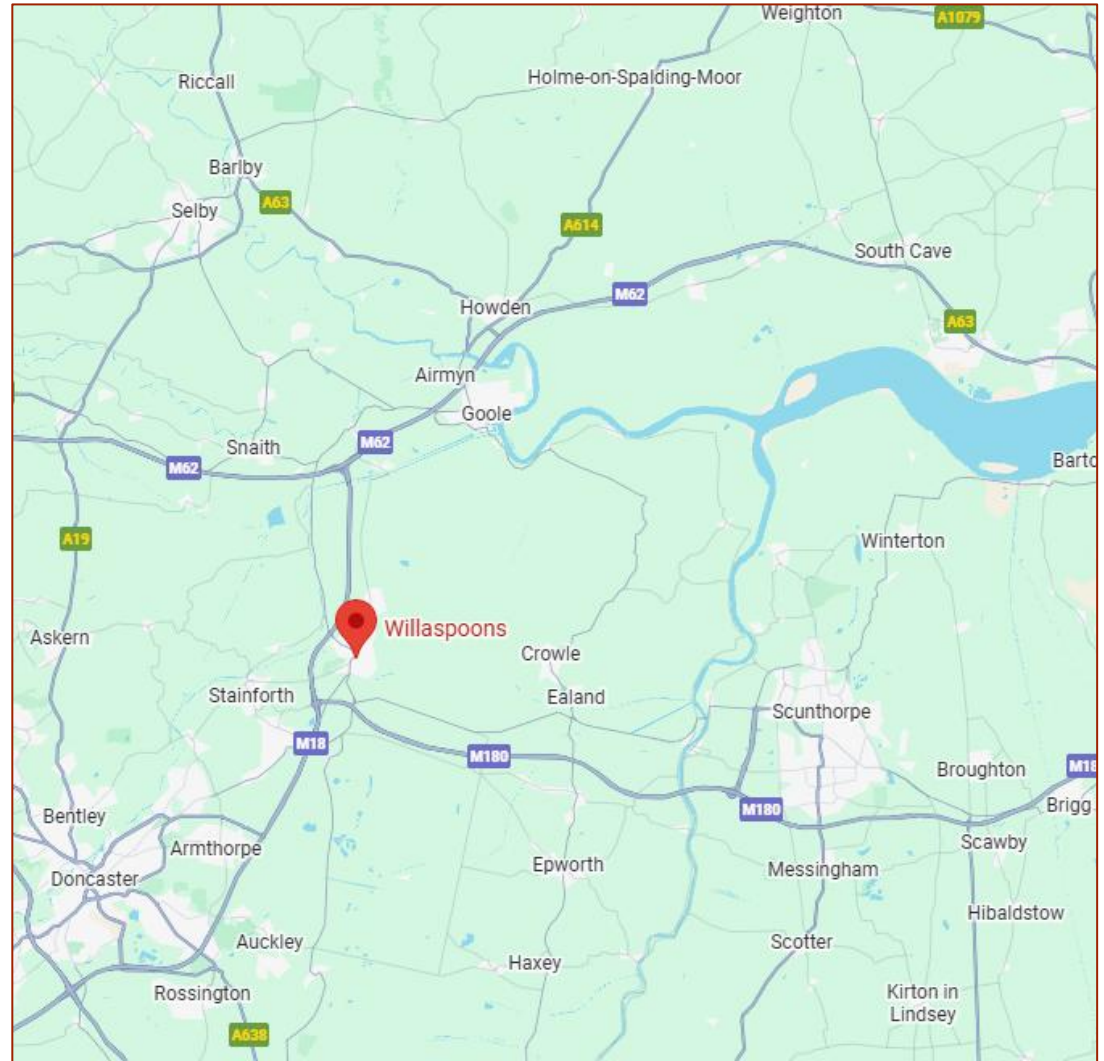
Location

Willaspoons is at the heart of the busy market town and conservation area of Thorne, located on the borders of South Yorkshire and North Lincolnshire, 10 miles north of Doncaster. A short drive to the M18 motorway provides easy access to nearby major cities such as Sheffield, Leeds and Hull. Thorne is a popular residential town and has undergone significant development in recent years. According to the 2021 census the town has a population of 18,096

The Property

Willaspoons occupies a two-storey Edwardian building of brick construction under a pitched tile roof. It is located on Silver Street only a short walk from the towns main amenities.

The property briefly comprises:



Trade Areas

FRONT ENTRANCE PORCH providing entry into MAIN MUSIC ROOM, with seating for 68, built-in sound system, wall mounted TVs, wood flooring and pool table. (This is the lively part of the pub and is often used as a games area and function space).

To the right of the front entrance porch is the LOUNGE BAR with seating for 36, wooden flooring and an extension of the main bar servery. (This is the quieter side of the pub)

INNER HALL with enclosed staircase to the first floor. Entry to both LADIES' and GENTLEMEN'S TOILETS. as well as an enclosed staircase down to the BASEMENT CELLAR which comprises a storeroom and barrel room with external barrel drop.

CATERING KITCHEN with store cupboard. (This area is currently utilised as a storeroom, which allows a new operator the opportunity to introduce a food offering).

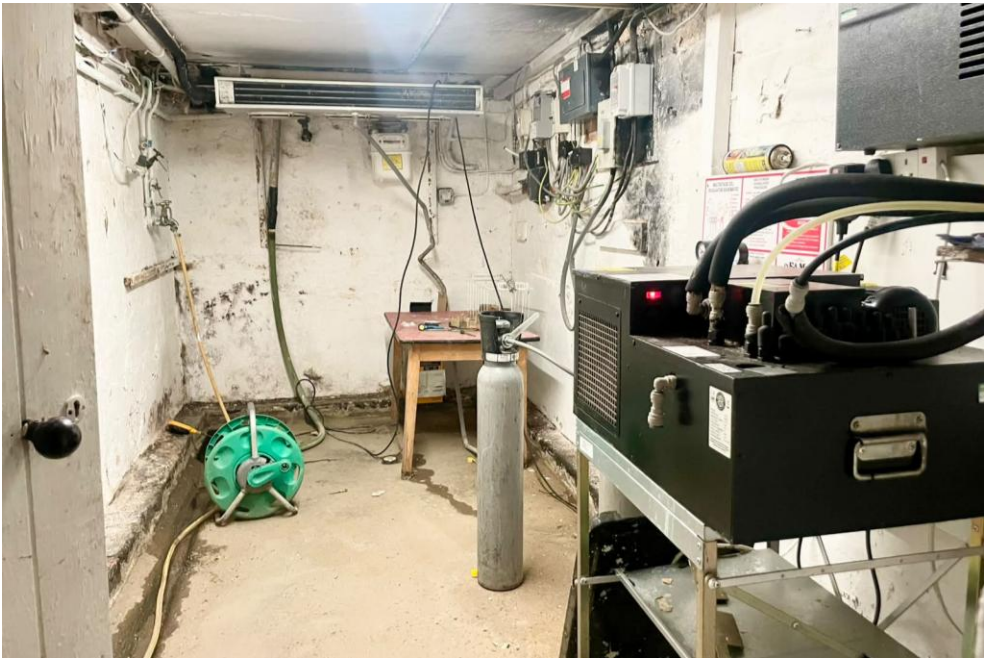
Owners' Accommodation

First Floor: THREE DOUBLE BEDROOMS. SINGLE BEDROOM, OFFICE. LOUNGE with working fireplace. KITCHEN and BATHROOM with separate toilet.

External

Gated REAR CAR PARK with parking space for 6 vehicles and performance TRAILER/STAGE. SHELTERED TRADE PATIO with canopy and bench seating for 60. BRICK OUTBUILDING #1/EXTERNAL BAR with private entry and counter/servery. OUTBUILDING #2/BOTTLE STORE. OUTBUILDING #3/GENERAL STORE. OUTBUILDING #4/GLASSWARE STORE.







The Business

Our clients have owned and operated Willaspoons since November 2009 and are now offering the property to the market in order to retire. Alongside our clients, Willaspoons is operated by six part time staff members as a 100% wet-led community public house, renowned for its sports TV offering which includes both SKY and TNT channels. The premises is also well known for its number of teams such as darts, pool, dominoes and local Sunday league football side. Willaspoons regularly hosts a variety of functions and events which include quizzes, bingo, karaoke, live music and celebratory occasions such as birthdays, christenings and the like.

The venue is also home to a local festival which is held annually in the pub's rear car park. This area also hosts major sporting events by way of outdoor televisions and is especially busy in the summer months. We are of the opinion that the business has potential to increase turnover by introducing a food offering, as well as extending the current opening hours to be in line with the late licence, making this property a choice establishment for late night drinkers.



Year end accounts for 31 October 2025 show a net turnover of £359,307, resulting in a net profit of £7,294 and an EBITDA/adjusted net profit of £62,212 per annum. Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.





Tenure & Price

FREEHOLD Asking Price £375,000 to include goodwill, 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Wednesday: 10:00 – 00:00

Thursday to Saturday: 10:00 – 02:00

Current opening hours

Monday: 13:00 – 23:00

Tuesday: 14:00 – 23:00

Wednesday & Thursday: 13:00 – 23:00

Friday & Saturday: 12:00 – 00:00

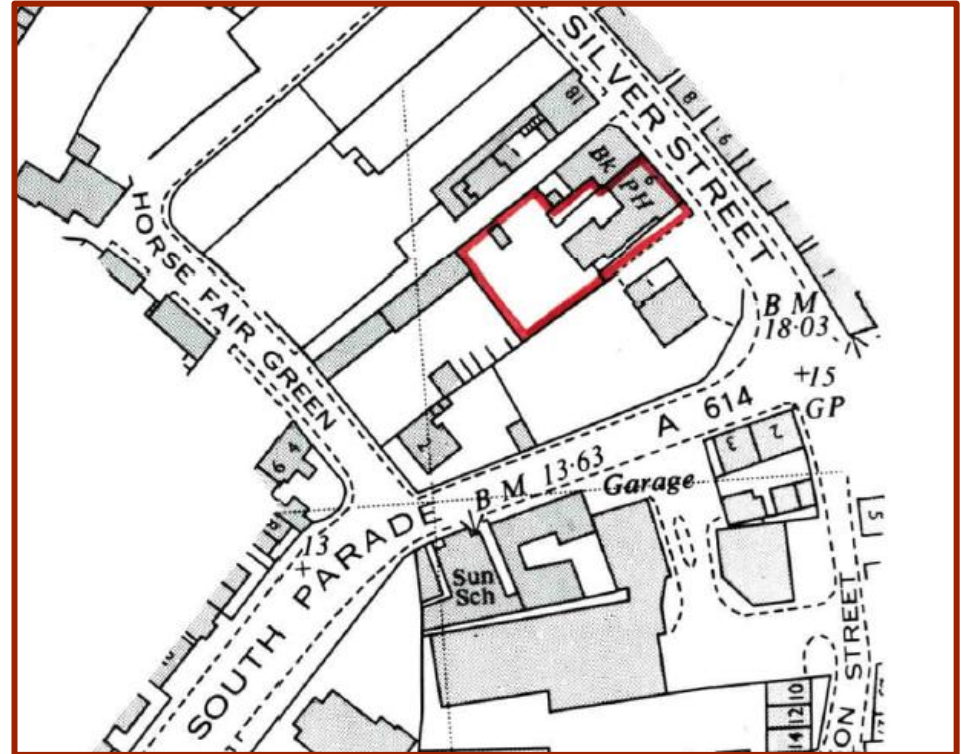
Sunday: 12:00 – 23:00

Services

All mains services are connected. The property benefits from both fire and burglar alarms as well as a 13 camera CCTV security system

Rateable Value as of April 2026: £23,250

Local Authority: Doncaster Metropolitan Borough Council





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