



Great Northern Inn

Ossington Road, Carlton-on-Trent, Nr Newark-on-Trent, Nottinghamshire NG23 6NT

Tenure

Freehold

Price

£375,000

- Excellent accessibility from A1
- Character trading areas
- Patio, beer garden and 40+ car park
- Potential for caravan park (STPP)
- 1.19 acres
- 4 bed private quarters



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Location

The Great Northern Inn is well placed just a couple of hundred yards or so from the A1 and on the fringe of the village of Carlton-on-Trent, which itself is around 6 miles North of Newark. There is light industry to either side; a Caravan Park opposite and the pub takes its name from the immediately adjacent Great North-Eastern Railway.

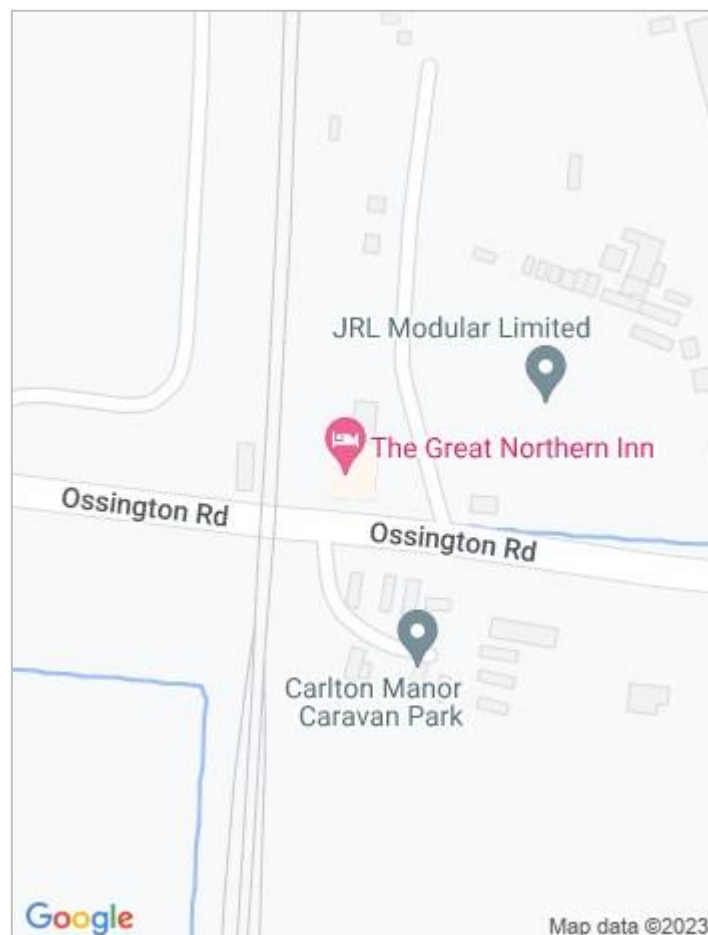
Description

A two storey brick built detached property with a single storey extension to the rear. The building is white-wash rendered to all elevations and lies beneath a series of pitched tiled roofs.

Externally, there is a large paved patio to the side, a grassed beer garden with picnic tables and children's play equipment, car parking for 40+ vehicles and a further area which is ideal for camping and caravanning (subject to consent).

Viewing

Please note the property is closed, therefore viewings are strictly by appointment only through Fleurets Midlands Office on 0121 236 5252.



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Trade

Our clients have owned the property since 2013.

For part of this time, the property was run under management but in recent years they franchised out the kitchen and operated the bar themselves (until August 2023 when it ceased to trade for personal reasons).

In respect of figures, in the year to 31st March 2023, total sales (i.e. food and drink) were £218,988 exclusive of VAT.

Further accounting information will be made available to bona fide applicants after they have formally viewed the premises.

For personal reasons, the property ceased to trade in September 2023 but the licence remains valid.

Photographs

Please note the photos were taken in August 2023 when the property was trading, the interior of the property may have changed.

Accommodation

Ground Floor

The main entrance is from the side and gives access to the distinct trading areas.

At its heart is the Bar Area with its attractive brick and timber built bar servery, ceiling beams and real fire. Off this are a couple of inter-linked areas with boarded floors and part panelled walls which seat around 32 whilst still having room for drinkers and sofa seating.

Beyond this is the similarly fitted Dining Area which is also part-beamed and has a feature brick built fireplace and can easily cater for 45 covers.

The third and final trading room is the entirely separate, and relatively recently created, Function Room. Having its own bar servery, screen and projector, this room is ideal for private parties, conferences or as an overflow and can host around 40 with ease.

Back of house are the well-fitted Trade Kitchen with adjacent cold room and stores. Customer toilets lie off a connecting corridor.

NB - The brewery owned beer raising equipment has been removed but most suppliers will typically re-install these.

Basement

Good sized chilled beer cellar with drop from the frontage.

Living Accommodation

The private quarters are at first floor level and consist of 4 bedrooms (2 doubles, 2 singles), living room, domestic kitchen and bathroom.

Outside

The extensive grounds include a paved patio area to the side, large grassed beer garden, a car park for 40+ vehicles and a further area which is ideal for camping and caravanning and already includes electric hook-ups.



Tenure

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Floor Areas / Site Areas

Total Floor approx. 249 sq. m GIA (2,680 sq. ft)

Site Area approx. 1.19 acres (0.482 hectares)

This floor area has been taken from the EPC and the site area has been taken from Edozo Maps. These are ONLY to be used as an indicative guide to the size of the unit.

Planning

The Great Northern Inn is not a listed building and does not lie in a Conservation area.

Licence

A premises licence prevails, for further information please contact Fleurets Midlands office.

Business Rates & Council Tax

The property is in an area administered by Newark & Sherwood Council. The 2023 Rateable Value has been assessed at £6,750. 100% small business rates relief might apply to this property. The domestic accommodation is within Band A for council tax purposes.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains water and electricity with gas by way of LPG and drainage via a septic tank.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



For further information please log onto **fleurets.com** or contact:

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