

THE SHIP INN

WHARF ROAD, RETFORD, DN22 6EN



Purchase this Business – OIRO £9,990

Rent - £18,500pa (£355/week)

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and **the purchase price is reimbursed** when the business is sold back to Brewery, subject to conditions.

Reduced Risk, Business Purchase Agreement

- We will pay for a professional utilities broker and hold 6 monthly reviews of utility costs
- We will pay up to £1,000 per year towards your annual family holidays
- We will pay up to £1,000 per year towards utility costs
- Business plan and reduced rent allows for 2 days off per week
- Low rent, £355 per week, no rent reviews
- Drinks supply agreement, big discounts, + incentive discounts
- Free to buy spirits from other suppliers
- Business Owner takes 100% of fruit machine profit
- All structural repairs are the responsibility of the Brewery
- Free and Subsidised training course
- One Point of contact for cellar services
- Marketing support from the Profit Partnership Team

The pub and its facilities

The Ship Inn is a well-established community locals' pub, ideally situated in a predominantly residential area just a two-minute walk from the centre of Retford.

Originally built in 1901, the pub was known as the *Rum Runner* until a major refurbishment in summer 2017 restored the property to its original name and former glory. Today, The Ship offers an attractive and well-presented trading environment with a strong focus on quality cask ales, supported by an excellent large cellar and a well-equipped catering kitchen.

The attractive two-storey property is in excellent condition throughout, with an open-plan bar area arranged over two levels and featuring a welcoming log burner. The lower area provides a versatile space for pub games, live entertainment and events, opening directly onto a substantial outside courtyard.

The large courtyard provides an excellent opportunity for alfresco drinking and dining. The pub also benefits from a separate lounge bar with approximately 24 covers, currently used as a dining and function room. This versatile space could readily be returned to use as a more traditional lounge, depending on the operator's vision. The former microbrewery outbuildings are currently being used as pool room but have the potential to be additional dining space with a kitchen area.

With its attractive presentation, established community following, excellent cellar, catering facilities, entertainment space, outdoor courtyard and additional restaurant opportunity, The Ship Inn offers an exciting opportunity for an ambitious operator to build on its existing reputation and develop the business further.

The Neighbourhood

Located in the heart of North Nottinghamshire, Retford is a charming and historic market town that perfectly combines period character with modern convenience. With its attractive Georgian architecture and welcoming community atmosphere, it offers an appealing place to live, work and visit.

At the heart of the town is the traditional Market Square, surrounded by a vibrant mix of independent shops, cafés, restaurants and well-known retailers. Retford has a strong community feel, while offering all the amenities expected of a thriving market town.

The town is also exceptionally well connected. Retford railway station provides direct services to London, Leeds and Lincoln, making the town particularly attractive to commuters. Excellent road links are provided by the nearby A1, giving convenient access both north and south.

Families are well catered for, with a good selection of primary and secondary schools, including Retford Oaks Academy and The Elizabethan Academy.

For leisure and outdoor pursuits, Retford is surrounded by attractive Nottinghamshire countryside, with the renowned Clumber Park close by offering extensive woodland, parkland and walking routes. The historic market town of Newark-on-Trent is also within easy reach, providing further shopping, dining and leisure opportunities.

With its historic character, strong community, excellent transport links and easy access to both countryside and larger centres, Retford provides an attractive setting for a thriving community pub such as The Ship Inn.

Licence details

Alcohol Sales - Monday to Sunday 10:00-01:00

Live & Recorded music - Monday to Sunday 20:00-00:00

Living accommodation

The domestic area is in good decorative order (refurbished in 2017) and consists of 2 double and 1 single bedrooms, a lounge, kitchen, bathroom and separate WC.

Pub Facilities

- Wide range of cask beers
- Attractive courtyard area
- Excellent decorative order throughout

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

Gallery

