

THE GATE INN

Main Street Awsworth, Nottingham, NG16 2RN

FREEHOLD: £350,000 | REF: 5752412

CHRISTIE & CO

Regulated by RICS

christie.com

KEY HIGHLIGHTS

- 100% wet led pub
- CAMRA Heritage Status
- Multiple Characterful Rooms
- Well Supported by various societies and teams
- Turnover £222,768 (Mar '25)
- Energy rating C

LOCATION

The Gate Inn is conveniently located on Main Street in the village of Awsworth, just west of Nottingham. Set within a traditional village setting, the pub sits along a well-used local route and is easy to find for both residents and visitors passing through the area.

The pub is also in walking distance to the Bennerley Viaduct, the longest Victorian viaduct in the country and an iconic Grade II listed landmark that is a must see for Railway Enthusiasts.

The venue benefits from good road access, with nearby links to the A610, making it straightforward to reach from Nottingham, Kimberley, Eastwood and Ilkeston. Surrounded by residential properties with countryside walks, The Gate





DESCRIPTION

The Gate Inn is a historic late 19th-century free house, reopened and revitalised by current owners who have undertaken extensive refurbishments over many years.

The Gate Inn offers a warm, traditional atmosphere with a welcoming local character, including a refurbished bar with log-burning stove, restored fireplace and enhanced interior flow.

The Gate Inn is recognised by Nottingham CAMRA as Pub of Excellence and LocAle Pub of the Year.

The venue is known for exceptional beer quality, friendly staff and its appeal as a classic British pub experience.

INTERNAL DETAILS

The Gate Inn offers a multi-room layout ideal for both drinking and community events:

Main Bar – refurbished, housing a wide range of real ales and ciders.
Snug (Front Left) – cosy traditional room.
Forty Arches Room (Front Right) – restored and enhanced in recent renovations.
Lounge Area – comfortable seating, suitable for relaxed socialising.

A seven-handpump setup ensures variety and quality for ale enthusiasts.

OTHER FLOORS

The upper floors consist of the customer toilets, a function room, access to a roof terrace and the managers accommodation

FIXTURES & FITTINGS

Fixtures and Fittings are included in the sale

EXTERNAL DETAILS

The pub has a roof terrace, rear patio beer garden including a skittle alley and front terrace. There is a car park that can host 12 cars plus one disabled space.

OWNER'S ACCOMMODATION

The Gate has owners accommodation above the pub, it is in need of renovation. It could also be used as letting rooms

















THE OPPORTUNITY

The Gate Inn is an award winning and established Ale drinkers pub, boasting plenty of heritage. The pub is being sold due to the retirement of the owners who have dutifully kept the traditions of the pub true.

The opportunity is to continue and grow the strong local reputation the site has grown.

TENURE

Freehold

TRADING INFORMATION

Turnover - £222,768
Trade is near 100% wet sales, with a very limited bar snacks range

TRADING HOURS

Monday - Saturday 12:00 - 23:30
Sunday 12:00 - 22:00

BUSINESS RATES

The Rateable value is £17,500 from 1 April 2026.
Confirmation of actual business rates payable should be obtained from the Local Authority.



© Copyright 2022 BakerLite www.bakerlite.com

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JONTY GREEN
Business Agent
T: +44 7715 806 592
E: jonty.green@christie.com

CHRISTIE & CO