

THE RUTLAND ARMS

13-15 Barnby Gate, Newark, NG24 1PX

FREEHOLD: £350,000 | REF: 5752420

CHRISTIE & CO

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KEY HIGHLIGHTS

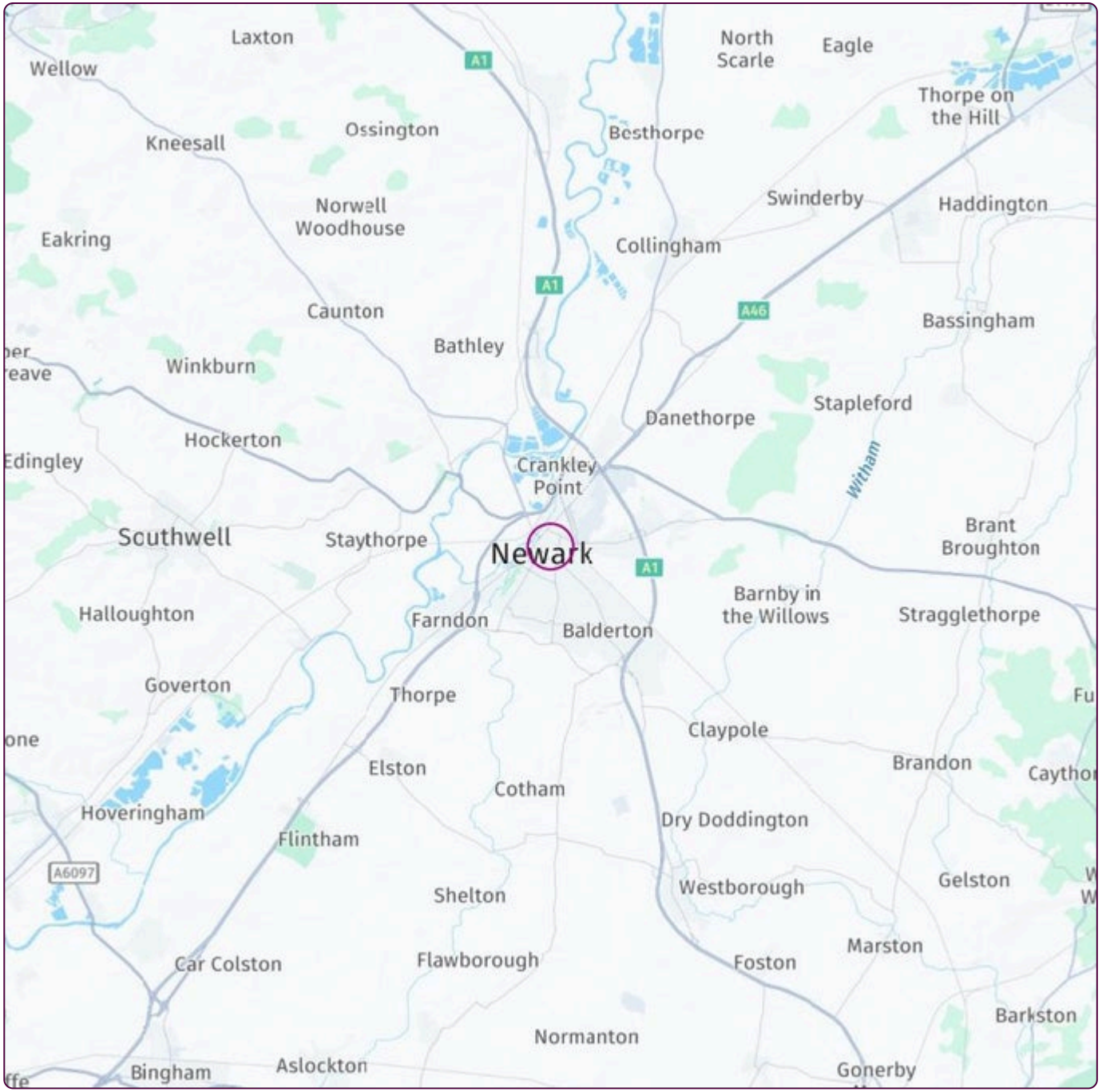
- Town centre location
- Significant trade uplift potential
- 10 Letting rooms
- Function room
- Two self contained managers flats
- Grade II Listed | Energy rating D

LOCATION

The Rutland Arms occupies a prominent position within Newark town centre, one of Nottinghamshire's busiest market towns.

Newark benefits from a thriving retail and leisure offering, a strong residential population and excellent transport links via the A1, A46 offering excellent access to nearby towns and cities such as Nottingham, Lincoln, Grantham and Leicester.

The town centre location provides the property with strong visibility and access to both local customers and visitors, whilst its proximity to Newark's established evening economy makes it well suited to wet-led, entertainment focused operations,









DESCRIPTION

The Rutland Arms is a substantial Grade II listed public house and former coaching inn, offering extensive trading accommodation, manager and staff living quarters, and significant development potential through its existing letting rooms, with a GIA of approximately 5,000 SqFt

INTERNAL DETAILS

Internally, the property centres around a large open-plan trading area arranged around a central bar servery. The customer areas offer a variety of seating arrangements, creating flexibility for both daytime and evening trade. In addition, the pub features a dedicated dance floor and a separate games room equipped with darts and pool facilities, providing strong appeal for entertainment-led operations.

To the rear of the property is a function room which offers the potential to host private events, parties and community functions. Ancillary space includes a decommissioned commercial kitchen, customer WC facilities and various storage areas throughout the building.

The beer cellar is situated within the basement.

FIXTURES & FITTINGS

The Seller reserves the right to remove any third-party items, including
branded items, gaming machines, dispense and beer flow monitor equipment and cellar cooling.

VAT

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

LETTING ACCOMMODATION

The property also benefits from ten letting rooms which are currently unused and require renovation before being brought back into operation.

Once refurbished, these rooms present an opportunity to develop an additional income stream through guest accommodation, capitalising on Newark's popularity with business travellers, tourists and visitors to the town.

OWNER'S ACCOMMODATION

The premises benefit from two self-contained flats suitable for managers or staff accommodation.

The larger flat comprises two bedrooms, a lounge, kitchen, bathroom, separate WC and an additional storage room. The second flat provides one bedroom, a bathroom and an open-plan kitchen and living area.













EXTERNAL DETAILS

Externally, the property occupies a site extending to approximately 0.20 acres. To the rear is an enclosed courtyard beer garden providing valuable outdoor trading space, together with a small area of parking which would be suitable for staff use.

THE OPPORTUNITY

There is significant opportunity to increase trade through the re-introduction of food and the letting rooms, both which are currently not utilised and require investment.

TRADING INFORMATION

Headline trading information is available upon request.

TRADING HOURS

Tuesday - Sunday: 12 midday - midnight
Monday: 4pm - Midnight

TENURE

Freehold

BUSINESS RATES

Current rateable value (1 April 2026 to present) £19,000

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

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

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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:



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