



THE GATE INN

Main Street Awsworth, Nottingham, NG16 2RN

FREEHOLD: £400,000 | REF: 5752412

KEY HIGHLIGHTS

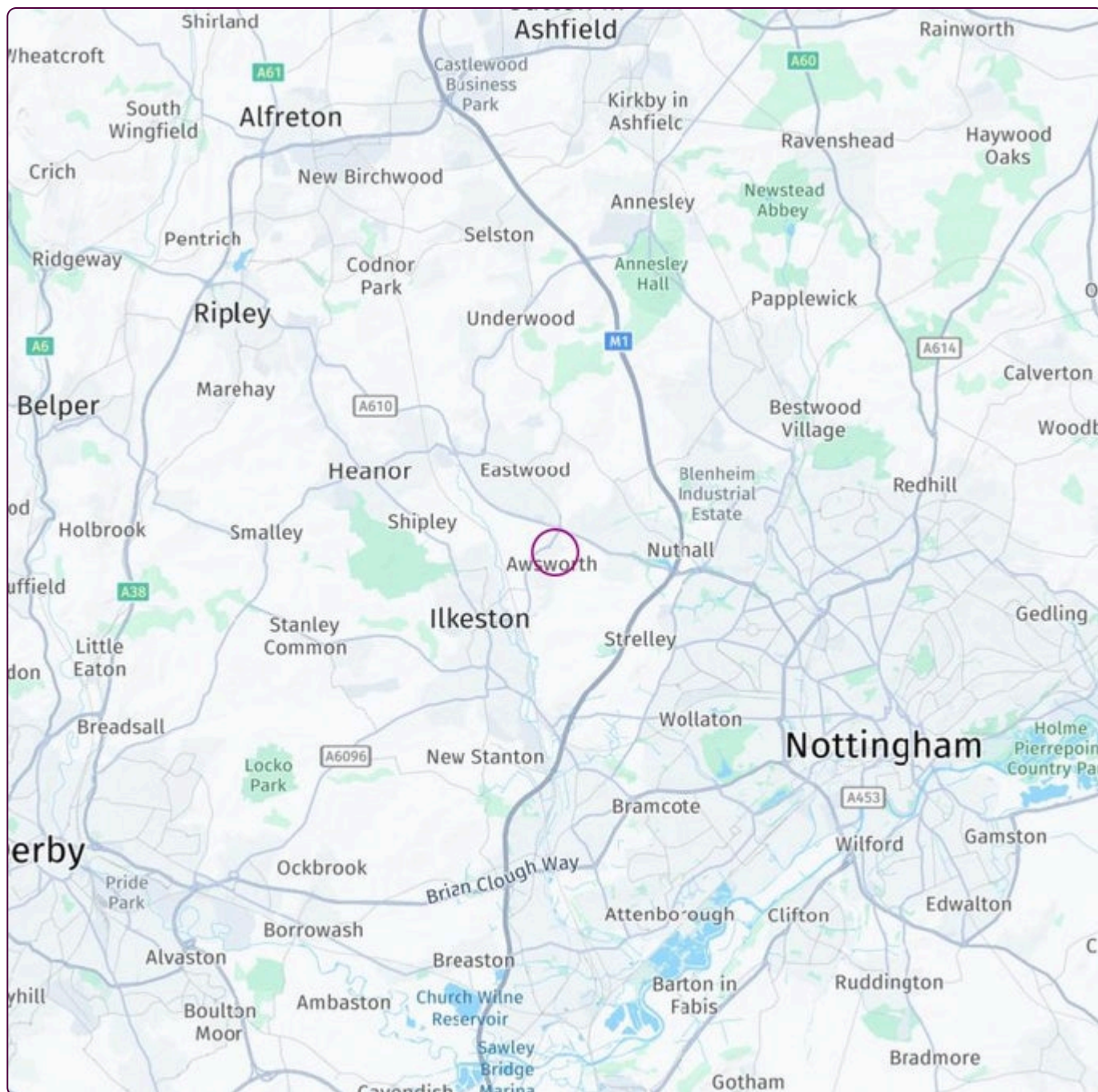
- 100% wet led pub
- CAMRA Heritage Status
- Multiple Characterful Rooms
- Well Supported by various societies and teams
- Turnover £222,768 (Mar '25)
- Energy rating C

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

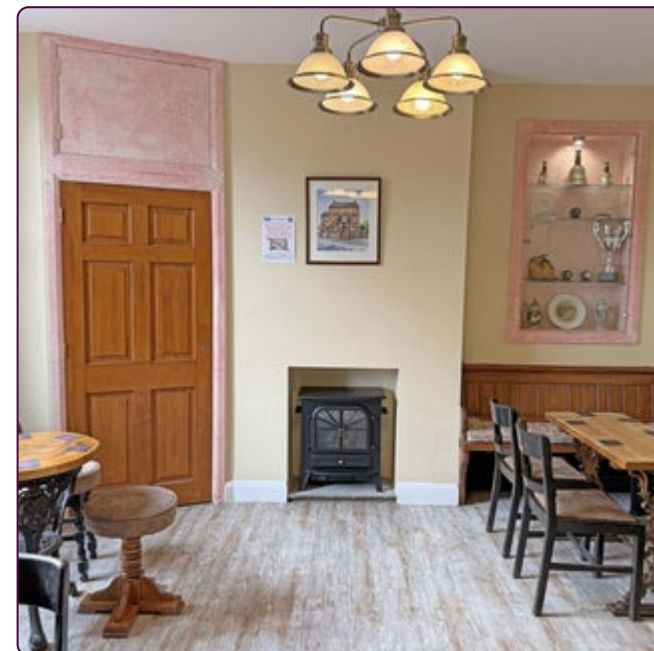
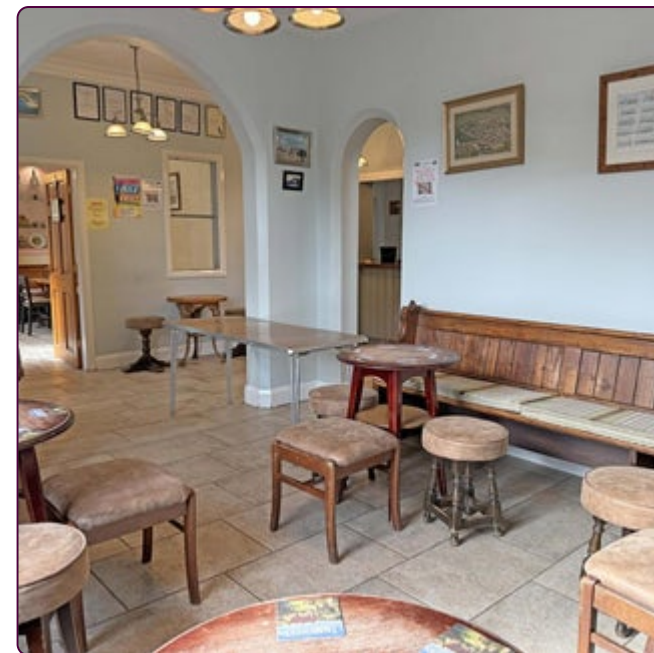
Fixtures and Fittings are included in the sale

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.



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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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