


# CRATES & GRAPES

29 High Street, Market Warsop, Mansfield, NG20 0AB

**FREEHOLD: £350,000 | REF: 5752421**

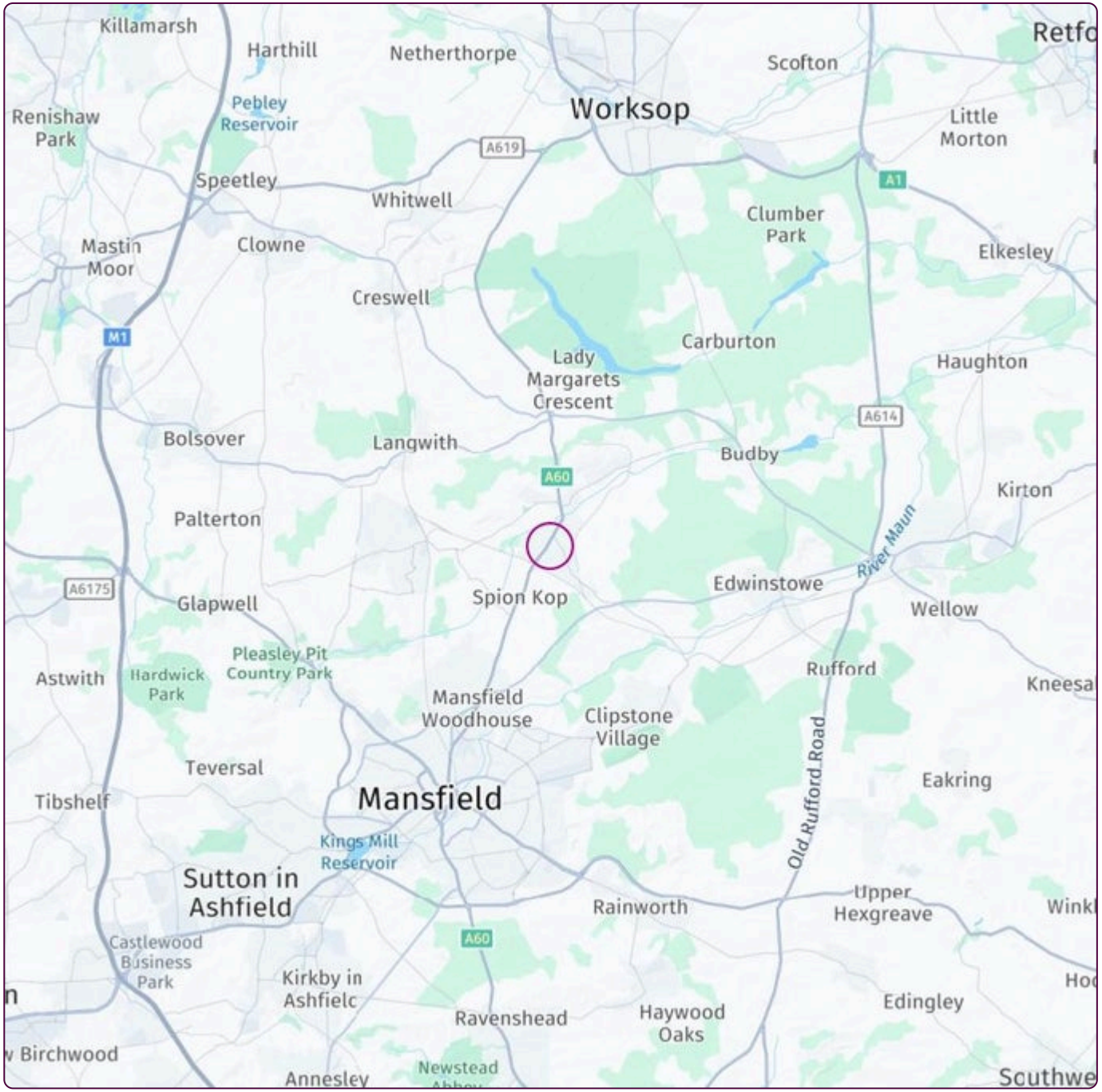
## KEY HIGHLIGHTS

- Wet led community pub
- Two lounges (c.40) and a games room (c.10)
- Two beer gardens (c.70)
- Three bedroom managers accommodation
- Town centre location
- Grade II Listed | Energy rating B

## LOCATION

Crates & Grapes is situated within the Nottinghamshire town of Market Warsop, a well-established residential community located between Mansfield and Worksop.

The property occupies a prominent trading position within the town, benefitting from regular local footfall and a loyal customer base. Market Warsop serves a wide catchment of surrounding villages and continues to support a vibrant local pub trade, making the property well suited to a community wet-led operation.











## DESCRIPTION

Crates & Grapes is a traditional wet-led public house, located in the centre of Market Warsop. The pub focuses on social engagement with regular live music events, quiz nights, karaoke and live sports.

## INTERNAL DETAILS

Internally, the pub is arranged across three principal trading areas. Two comfortable bar rooms provide informal drinking environments, each capable of accommodating approximately 20 customers seated. To the rear of the property is a dedicated games room featuring a pool table, creating an additional social space that is popular with both regular customers and organised league activity.

## OWNER'S ACCOMMODATION

The property benefits from a substantial manager's accommodation, comprising a spacious three-bedroom flat. The accommodation provides comfortable on-site living quarters and is well suited to owner-operators or management teams.

## 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.

## TRADING INFORMATION

Headline trading information is available upon request.

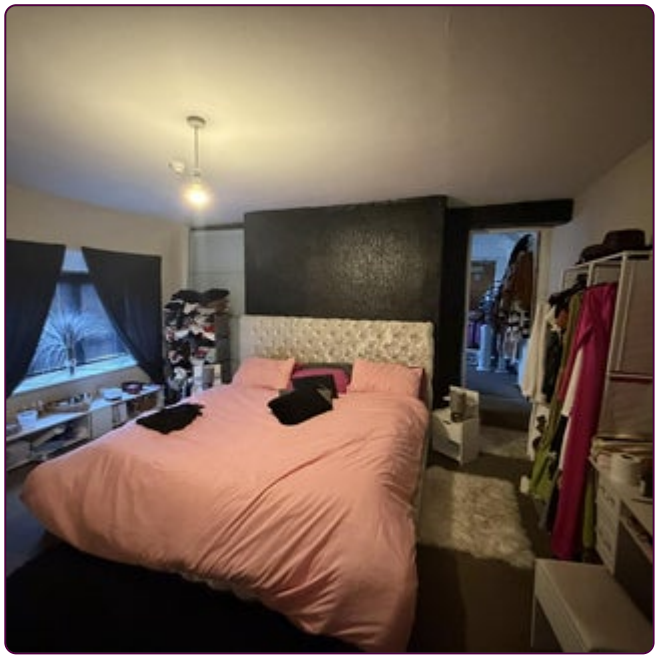
## VAT

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.

## TRADING HOURS

Sunday - Thursday: 12 Midday - 11pm
Friday & Saturday: 12 Midday - Midnight
















## EXTERNAL DETAILS

Externally, the pub offers valuable outdoor trading areas to both the front and rear of the property. To the front is a sizeable beer garden with seating for approximately 50 customers, providing strong visibility and an attractive outdoor space during the warmer months. To the rear is a more private courtyard beer garden accommodating approximately 25 customers.

## TENURE

Freehold

## BUSINESS RATES

Current rateable value (1 April 2026 to present) £13,000.

## 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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## 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

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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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