



The Harrow Inn

- Prominent roadside pub
- Large car park & beer garden c.0.7 acre plot
- Two lounge / dining areas and kitchen
- Available with vacant possession
- Managers accommodation
- Opportunity for new operator to re-establish trade

Tuxford Road, Harrow Lane, Boughton, NG22 9JZ

Freehold: £400,000

Ref: 5752394

LOCATION

The pub is located on the outskirts of Boughton and Ollerton, with a local population of nearly 3000. The pub has a highly accessible road side location on Tuxford Road, benefitting from being close to the Old Rufford Road, leading to the A1, just 8 minutes away. There is a bus stop adjacent to the pub and a large industrial estate which attracts passers-by.

There are several significant local tourist attractions, such as Center Parcs, Sherwood Pines, Rufford Abbey and The Major Oak, the historic national landmark, known as Robin Hood's shelter. Sherwood Pines is around 15 minutes from the Harrow Inn, which focuses on Family activities with Go Ape, hiking & cycling routes and disc golf as part of the attractions to families.





DESCRIPTION

The Harrow Inn is being offered with vacant possession at the conclusion of an existing lease. The pub has plenty of potential and is in need of new energy to re-establish trade to a willing community, with potential for diversification of income.

The Harrow Inn boasts a large car park and plot, totalling just under 0.7 acres. The pub is set in a semi-rural setting on the outskirts of Boughton and Ollerton, approachable on foot and by car. The existing grounds feature a sizeable beer garden and small children's playground, that would benefit from renovation to attract families.

Internally, the pub is in a good general state of decoration, with a large dining area and smaller bar area, both served by the centrally located bar. The pub has a good sized, kitchen with two further storage rooms, along with gents and ladies toilets on the ground floor.

The first floor contains a three bedroom flat, suitable for managers accommodation. The flat contains a kitchen, living room, bathroom and three bedrooms (two double rooms and a single).



INTERNAL DETAILS

The pub welcomes you into the dining area of just over 1000 SqFt, which features around 60/70 covers and a large bar.

A secondary entrance leads into the secondary lounge is just over 400 SqFt with approximately 30 covers and is currently used a bar area with darts board and pool table. This would have the potential to be offered for private hire or further dining potential.

The kitchen, beer cellar and storage rooms are all positioned close to the car park, aiding deliveries and general servicing requirements. Gents, Ladies and accessible toilets are situated to the back of the pub, with a 3rd entrance directly to the beer garden.



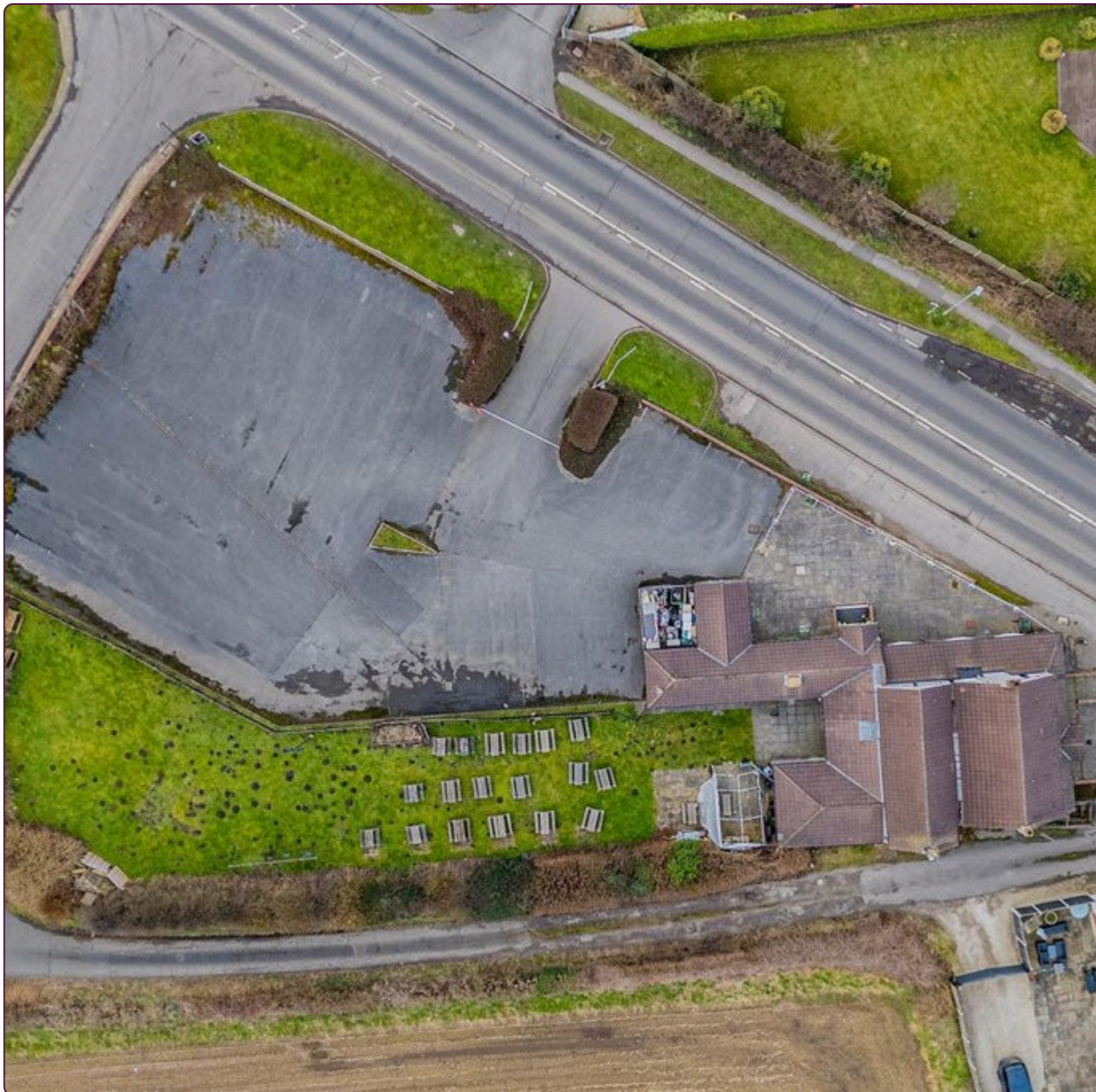
THE OPPORTUNITY

The Harrow Inn represents an opportunity for a new operator to purchase a well-positioned and proportioned pub, that would be well suited as a family friendly pub serving both the local community as well as destination venue with excellent road side presence.

The pub is currently operating on limited trading hours and has not been serving food in recent times, so these are immediate areas that new operators can expand trade. The secondary bar area could be offered as a function room, games room or increase the dining offering.

The pub is currently only open for around 28 -30 hours a week, generally in the evenings so there is significant potential to expand trade on wider opening hours and a more varied offering to the public, certainly to make use of external areas to increase covers and attract a new audience.

The pub is also situated on a good-sized plot, so would be also be well suited to alternative use, STP.



OWNER'S ACCOMMODATION

The first floor boasts a fully fitted managers flat. The flat consists of three bedrooms, two doubles and a single, with a kitchen, separate living room and family bathroom.

EXTERNAL DETAILS

Externally, the pub has significant potential that is currently underutilised.

The beer garden sits to the rear of the pub and could add a further 150 external covers, with renovation and improvements. The existing swings and children's area can also represent further opportunity with a variety of uses to boost trade.

There are also two paved areas to the front and side of the pub, that are directly road side.

The car park covers the majority of the remaining plot, offering significant car parking spaces.

BUSINESS RATES

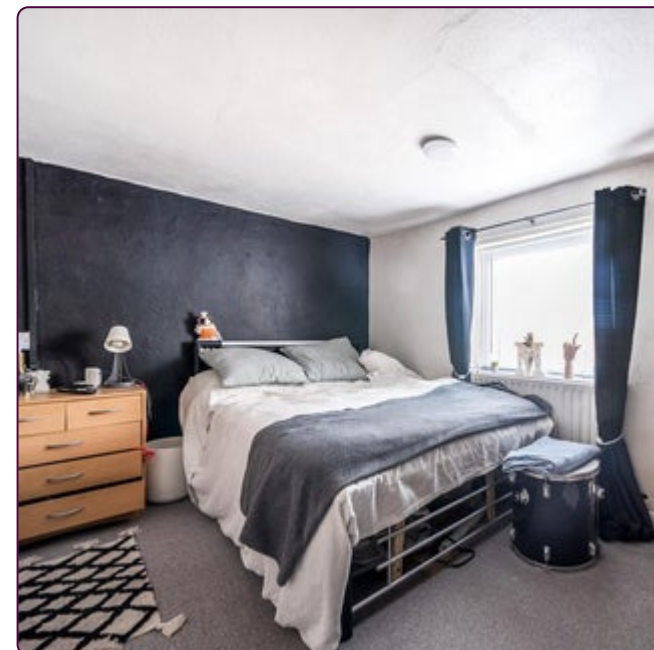
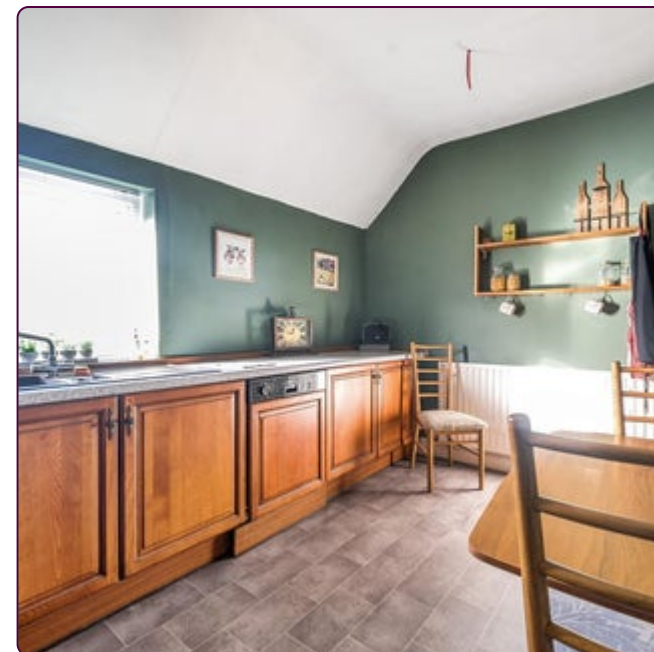
Business Rates payable at 1st April 2023 were set at £7,000.

TENURE

The premises are available freehold. Please contact the Sole Selling Agent for further information.

TRADING INFORMATION

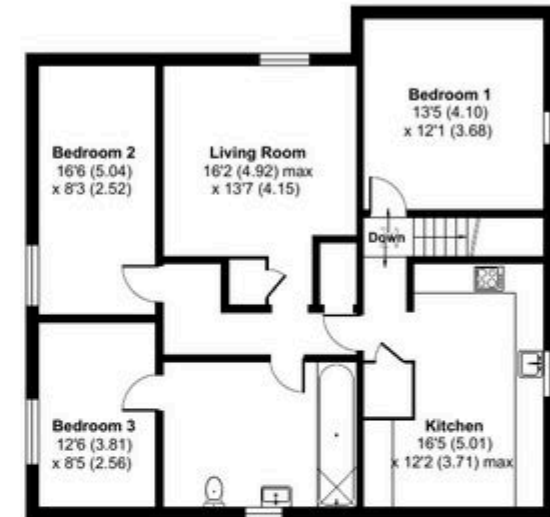
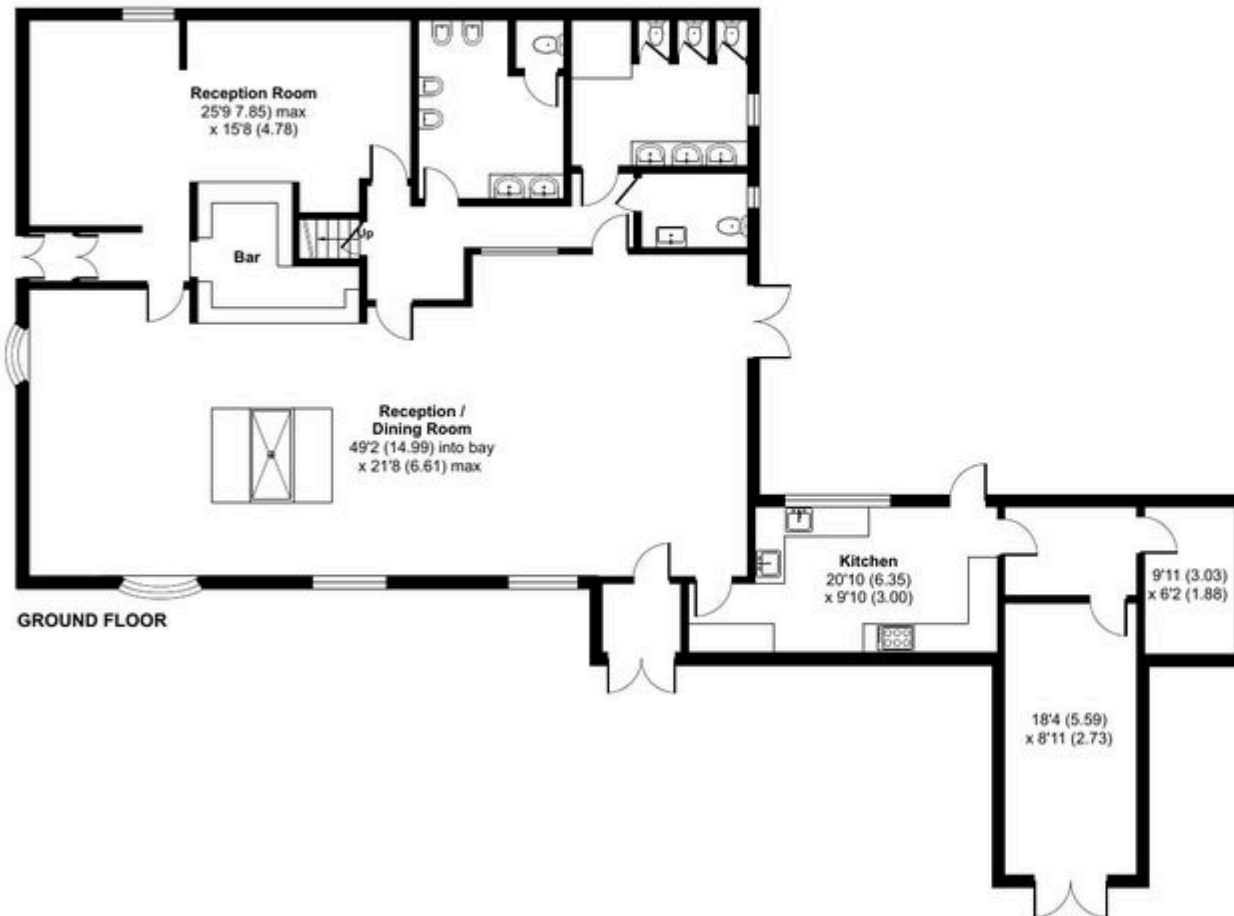
No trading information is available and the freehold will offer vacant possession and no existing staff liabilities.



Tuxford Road, Boughton, Newark, NG22

Approximate Area = 3389 sq ft / 314.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Pic. REF: 1240209



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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:



JONTY GREEN

Business Agent

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CONDITIONS OF SALE

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