



# Willaspoons

Ref: 5455516

Silver Street, Thorne, Doncaster, DN8 5DT

Freehold: £475,000

Net turnover YE Oct 2022: £355,750

Adjusted net profit YE Oct 2022: £90,000

4 bedroom owner's accommodation

Owner run local well-established pub business

Large external bar area (approx 100 Seated)

Energy Rating C



Willaspoons is a freehold public house in the heart of Thorne. It is currently a family run business and has been established as one of the most popular pubs/sports bars in town. It has established games teams and all week round trade this encourages. It is wet sales only but there is a kitchen area should a new operator want to introduce a food option.



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### Location

Thorne is a market town and civil parish in the City of Doncaster in South Yorkshire. It has a population of 16,592, increasing to 17,295 at the 2011 Census. Thorne is about 10 miles north-east of Doncaster and Willaspoons is just under a mile from the M18. The premises is situated in the heart of Thorne on the main road running through the centre, within 200yards of the market.

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### Internal Details

A large double sided bar, two Internal trading spaces, and a gaming area. There is also a kitchen area which could easily be utilised.

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### External Details

There is a private car park to the rear of the building which can also be used as an outside entertainment space, with a fully equipped & licensed out side bar and a trailer side stage area and seating for 100 plus people.

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## The Opportunity

Willaspoons offers any potential purchaser the opportunity to take over a well established business. The business only trades in wet sales currently and has the facilities to be able to create a food offering. Anyone wanting to buy the property as an investment and rent the property out could also see a strong return on investment.

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## Trading Information

Y/E Oct 2019 - £340,989 T/O - 59.80% GP - Adj Net - £84,000

Y/E Oct 2022 - £368,951 T/O - 57.53% GP - Adj Net £90,000

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## Trading Hours

Monday to Thursday: 1pm - 11pm

Friday & Saturday: 12pm - 1am

Sunday: 12pm - 11pm

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## Regulatory

Premises licence.

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## Staff

Staffing profile available on request

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## Owner's Accommodation

Situated above the pub there is the owners accommodation comprising four bedrooms.

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## Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

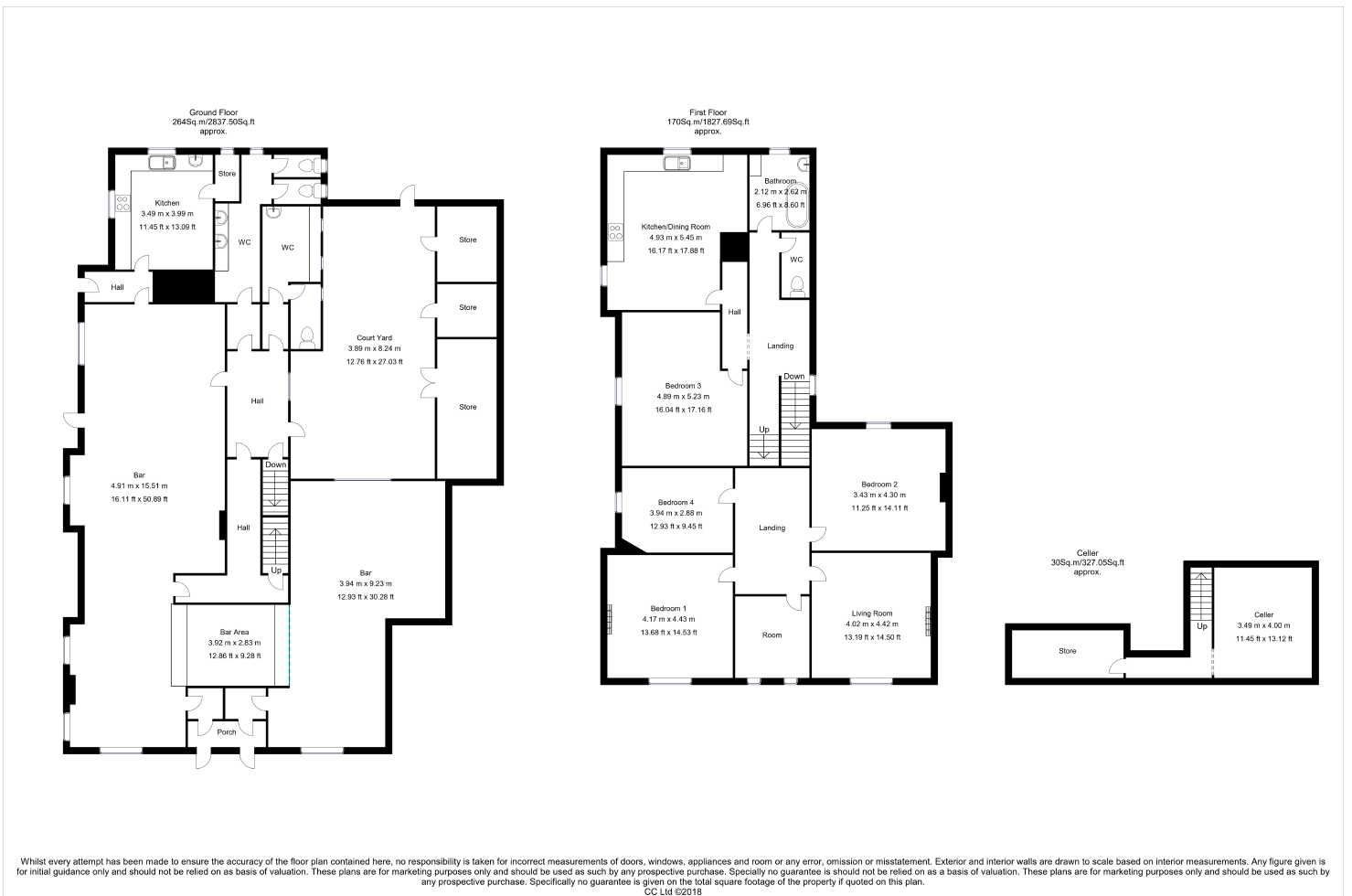
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## Business Rates

The Rateable Value is £23,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

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## Customer Due Diligence Checks

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:

### Alex Rex

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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