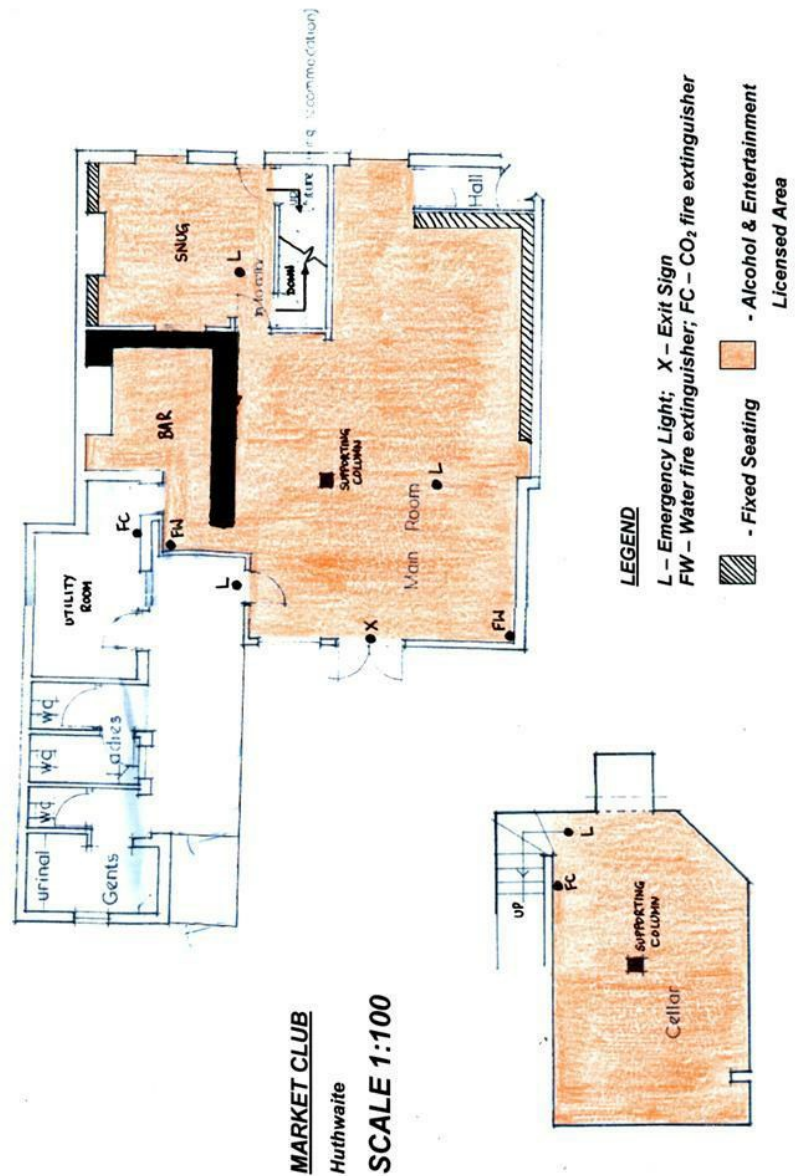




# CHARLES LOUIS

COMMERCIAL

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## Market Inn, 15 Main Street Huthwaite, Sutton-In-Ashfield, NG17 2QW

**Offers in excess of £225,000**

- Freehold Public House Property
- Excellent Local Repeat Customer Base
- Wet Sales With Dry Sales Potential
- Sold With No Business Goodwill
- Ideal For Existing Publican Seeking Expansion
- 3 Bed Accommodation Above
- EPC - C
- Scope For Possible Re-Development, Subject To Planning

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Market Inn, 15 Main Street Huthwaite, Sutton-In-Ashfield, NG17 2QW

Charles Louis Commercial Agents are excited to handle the sale of The Market Inn pub property, Huthwaite.

## Overview

Ideal for an experienced Publican seeking to acquire a further independent, village Public House.

Free of tie, this freehold opportunity has a main presence within the village of Huthwaite, Sutton-In-Ashfield, Nottinghamshire. Wet led with the potential to explore dry sales, this business serves the local, close knit communities and prides itself on regular, repeat custom.

The current owners have successfully operated for over 5 years and it has now become available for purchase reluctantly, due to other business commitments and health priorities.

The Market Inn benefits from an established and committed team of staff running the majority of the operations on a day-to-day basis. The current owners oversee, but do not work in the business on a everyday basis.

The Market Inn enjoys a vibrant range of events, from themed nights each week to functions and hosting local clubs and community events.

## Snug

13'2 x 11'4 (4.01m x 3.45m)



## Main Bar Area

18'3 x 34'1 (5.56m x 10.39m)  
(Max Measurement)



## Bar

9'7 x 16'3 (2.92m x 4.95m)



## Toilets & Rear Access Corridor Area

13'9 x 27'4 (4.19m x 8.33m)



## Cellar

13'1 x 21'7 (3.99m x 6.58m)  
Power, Light, Meters

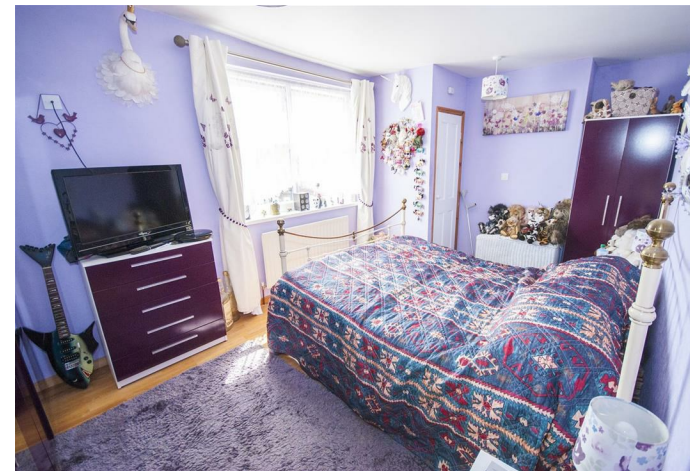
## First Floor - Living & Kitchen

21'8 x 13'8 (6.60m x 4.17m)



## First Floor - Bedroom 1 (Purple Room)

15'7 x 10'4 (4.75m x 3.15m)



## First Floor W/C

3'2 x 5'3 (0.97m x 1.60m)



## First Floor Bathroom

10 x 7'5 (3.05m x 2.26m)



## First Floor - Hallway Leads To Second Floor

### Second Floor Office Room / Bedroom

9'2 x 13'1 (2.79m x 3.99m)



### Second Floor W/C

2'8 x 3'3 (0.81m x 0.99m)

### Second Floor Small Cupboards x2

### Second Floor Bathroom (Blue Room)

12'8 x 9'8 (3.86m x 2.95m)

