



Trent Port

Ramper Road, Gainsborough, Lincolnshire DN21 1NE

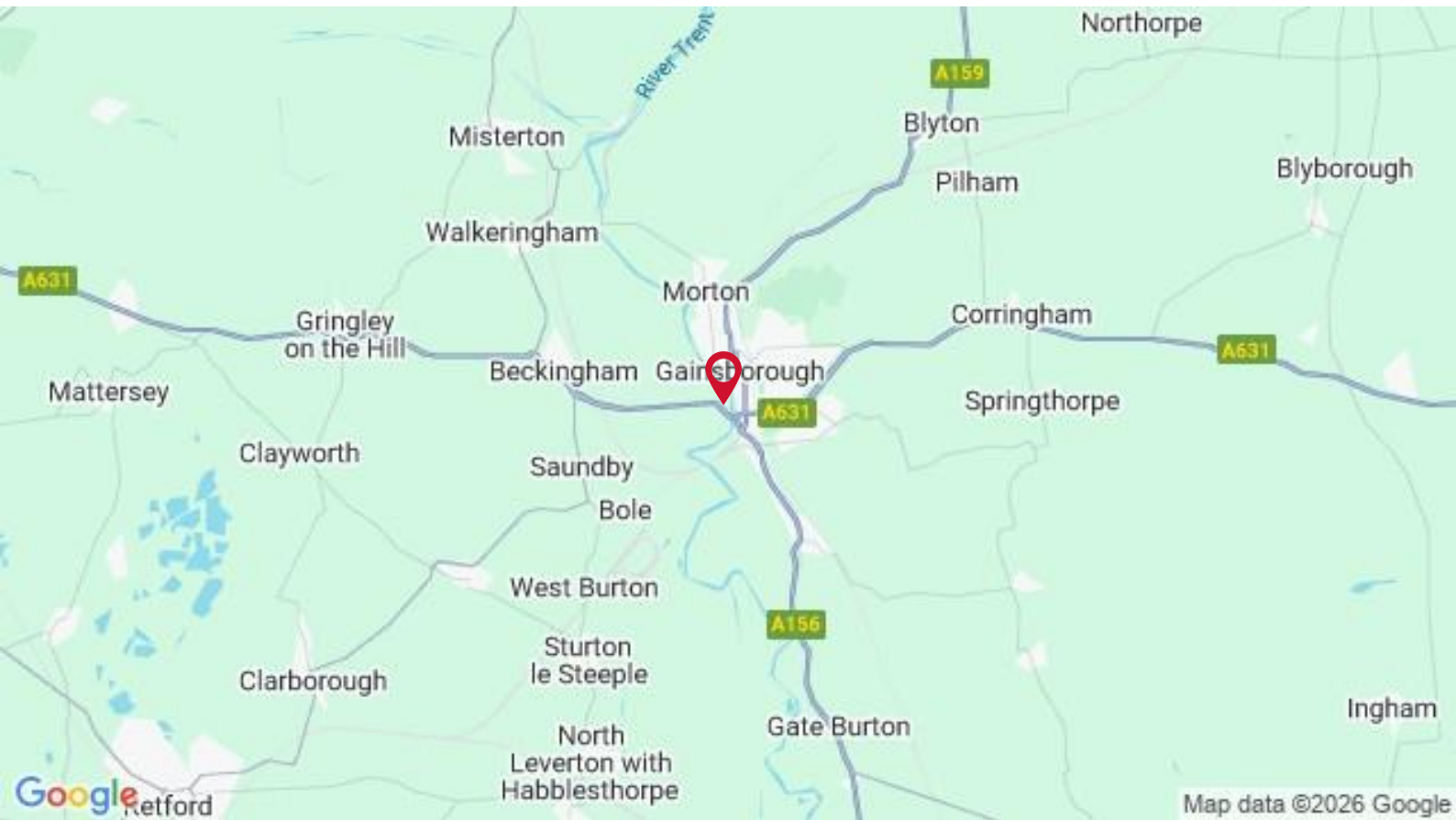
Tenure

To Let

Price

Nil Premium

- Substantial Pub / Restaurant
- Managed House - T/O £18k pw net
- 110 Covers and Patio seating for 70
- Large Catering Kitchen & Storage
- 2 Bed Managers Flat



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Location

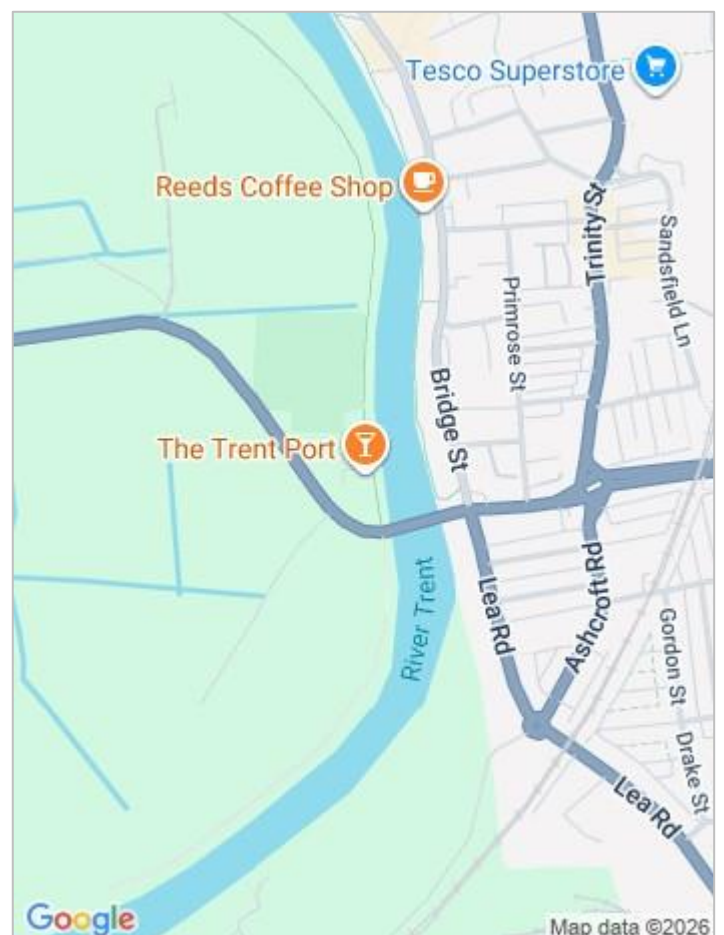
The Trent Port sits on Ramper Road in Gainsborough, just west of the town centre. The pub-restaurant lies in an attractive countryside setting on the west bank of the River Trent, close to where the river forms the boundary with Nottinghamshire.

The property is positioned before you cross the bridge over the Trent heading into Gainsborough Town Centre. It's easily reached from the A631 and is near local bus routes and the Gainsborough Central station.

Description

The main public house structure is a 2-storey detached building thought to be in brick with a rendered external finish under a pitched tile roof covering. There is a single storey section with double height roof of similar construction to the left which has been infilled with a large single storey section again of similar construction.

There is external patio seating for 70+, a fenced children's play area, a tarmac car park for 70+ and a service yard to the rear which houses 2 walk in cold rooms and 2 storage units.



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Trade

The property is currently operated by Mitchells and Butlers under management as a Stonehouse Pizza & Carvery operation. It trades from 9am for breakfast until 9pm at night, 7 days per week. Takings are currently c£18,000pw net of vat with a 75% food split.

The building has excellent facilities and is well suited to operation as a destination food led pub or a dedicated restaurant, be that Chinese, Indian, Italian, Thai or similar.

No trading information is available and interested parties should form their own opinion of trading potential.

Accommodation

Ground Floor

The main entrance leads into a large porch area. To the left there is a seating area in 2 sections proving 60 covers which is sometimes used as a function room. To the right is the Central Dining area providing 42 covers with window seating along the front. The Bar area is slightly raised with recessed servery and high chair seating for 8.

Various areas on this level are used for assorted customer food service including an ice-cream station, coffee station and breakfast station. There is also a large hot food carvery counter and a high level pizza counter with pizza oven.

Ancillary accommodation includes: Ladies, Gents and Accessible customer toilets, a large Catering Kitchen that is well fitted and well serviced by a freezer room, 2 walk-in cold rooms and a staff room.



Basement

Beer store and bottle store

First Floor

Office and spirit store as well as a Managers Flat containing 2 double bedrooms (1 en-suite), sitting room, kitchen, bathroom, store and WC

Tenure

Leasehold. Guide Rent £50,000pa

The property is available on a new 10 year FRI lease with a 5 year rent review. It will be tied for the purchase of all wet products, however, substantial discounts will be provided to Tenants that are more comparable to free trade prices than tied agreements. There will be a 50/50 share of machine income.

Fixtures & Fittings

The successful tenant will be required to purchase the Fixtures & Fittings at valuation on the day of completion.

Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

Minimum Capital Required

In addition to the purchase of the F&F, the Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance, purchase stock on completion, pay fees and have funds to provide working capital for the business.

Please note that our client has suggested that they could potentially assist suitable applicants by offering flexible terms - for instance and if necessary, the deposit could be built up over time, or the F&F could be paid in instalments. However, any assistance offered would be applicant dependant.

Application Procedure

All interested parties will be required to complete the M&B Application form. This can be obtained by contact Fleurets.

Planning

The property is not listed and does not lie in a Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:
Monday to Sunday 10.00 am to 12.30 am

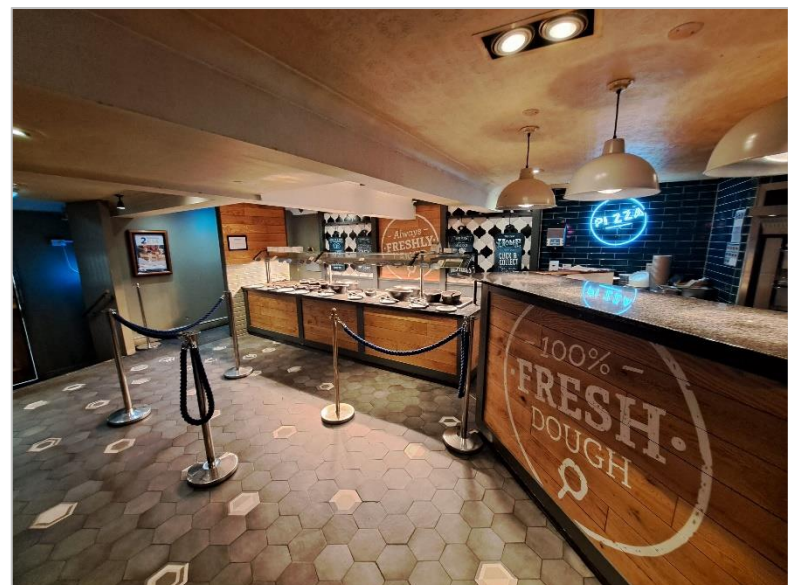
Live music and playing of recorded music.
Monday to Sunday 10.00 am to 12.30 am

Business Rates & Council Tax

The property is in an area administered by Bassetlaw Council.

Rateable Value £64,000 (2023) & £70,000 (2026) per annum. Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band A for council tax purposes.



EPC

The property has an EPC rating of B

Services

We are informed that the premises benefit from all mains services.

Viewing

Strictly by appointment through Fleurets North Office.

VAT

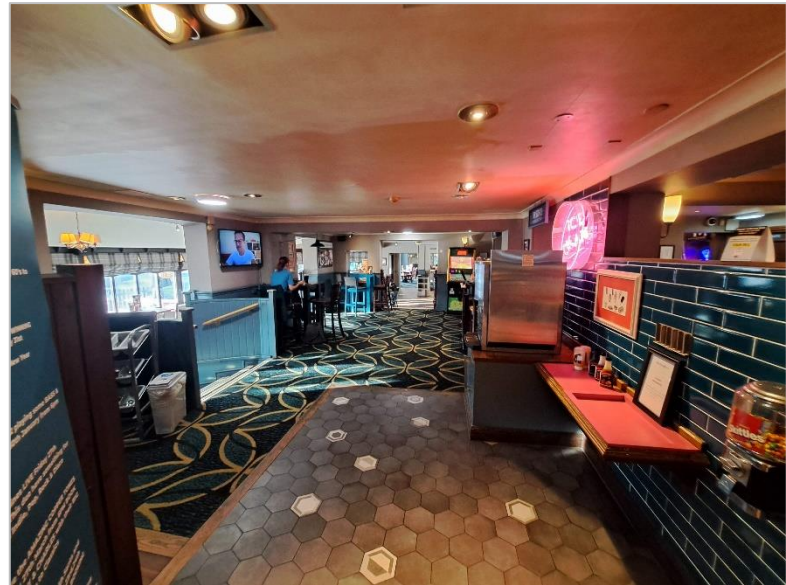
All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

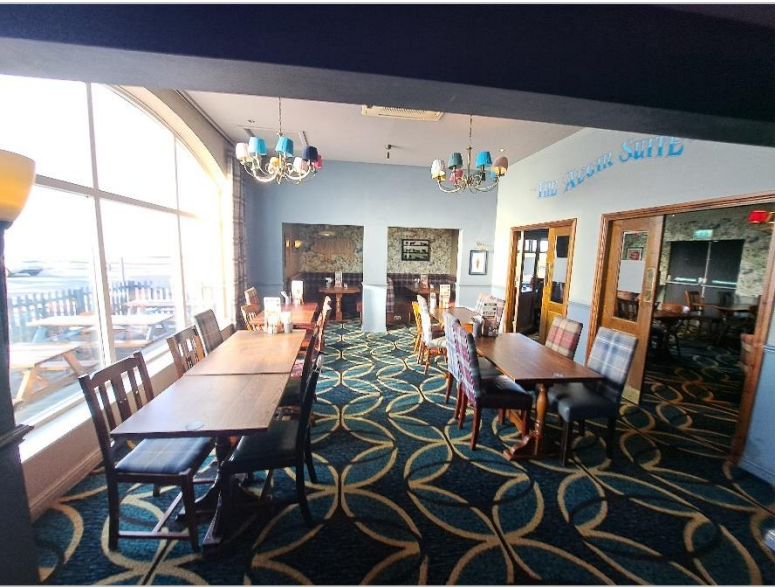
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

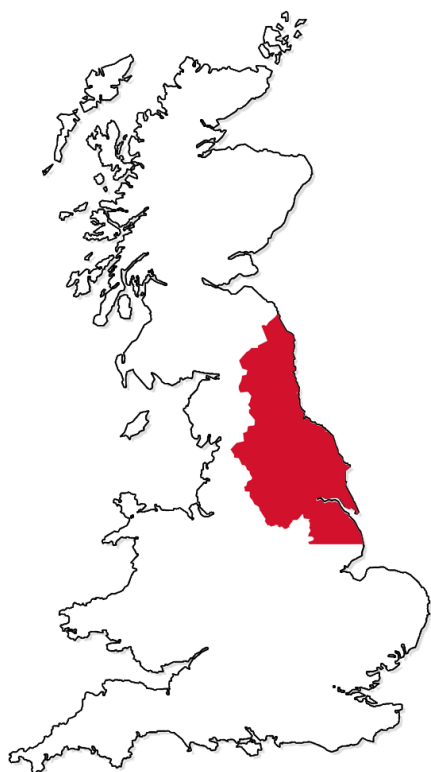
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