



THE OLIVE BAR

STATION ROAD, BARNBY DUN, DONCASTER DN3 1HA



Purchase price – OIRO £19200

Rent - £750 p.wk

Profit Partnership Plus Agreement

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable) and the purchase price is reimbursed when the business is sold back to Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- Ingoing investment proportionate to expected returns

- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs
- No rent reviews for the duration of the agreement

The Pub and its Facilities

Located in the picturesque village of Barnby Dun, on the edge of rural Doncaster, The Olive Bar offers a relaxed yet stylish setting for both local people and visitors. Guests can enjoy our spacious open-plan bar, a comfortable dining and lounge area with views across the village, and a decked terrace at the front of the property – perfect for drinks and dining outdoors. We also offer ample parking to the front and rear, making it easy for guests to visit us for lunch, dinner, or an overnight stay.

To the rear of the property, our charming lodge features five well-appointed en-suite letting rooms, providing comfortable accommodation for travellers and weekend guests alike. There are also 2 ensuite letting rooms above the pub building. Whether it's a casual pint, a family meal, or a relaxing overnight stay, The Olive Bar is a warm and welcoming destination with something for everyone.

Licence Details (maximum permitted hours)

Alcohol Sales

Monday to Thursday 1000-0000

Friday & Saturday – 1000-0100

Sunday – 1100-2300

Recorded Music

Monday to Thursday – 1000-0000

Friday and Saturday – 1000-0100

Sunday 1100-2300

Opening Hours

Monday to Thursday – 1700 – 2300

Tuesday to Saturday – 1200 – 2200

Sunday – 1200-2100

The Neighbourhood

Nestled in the heart of the charming village of Barnby Dun, The Olive Bar enjoys a prime location close to the picturesque waterways of the River Don and the historic Stainforth and Keadby Canal, renowned for its unique lift bridge. The surrounding area offers an abundance of scenic walks and outdoor spaces, with Thorpe Marsh Nature Reserve and Sandall Park both just a short drive away. The Olive Bar is just 6 miles from Doncaster racecourse.

Residents and visitors alike will appreciate the excellent local amenities, including the nearby Frenchgate Shopping Centre and Wheatley Hall Road, offering a wide range of shops, cafés, and services. Families are well catered for, with the nearest primary school only an eight-minute walk away and the closest secondary school just a 15-minute drive. A GP practice is also conveniently located less than half a mile from the property.

Living Accommodation

The living accommodation comprises of kitchen, lounge, 1 double bedroom and 1 single bedroom. There is also a bathroom and office space.

Upstairs there is also a staffroom and staff changing area.

The domestic quarters are in good decorative order and are serviced by central heating throughout.

Qualities which will make this pub thrive

- Large open plan bar and lounge area
- Large dining area
- Feature decked area to the front for outside drinking and dining
- Good decorative order throughout in a contemporary style
- 7 Ensuite letting rooms

The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

Gallery

