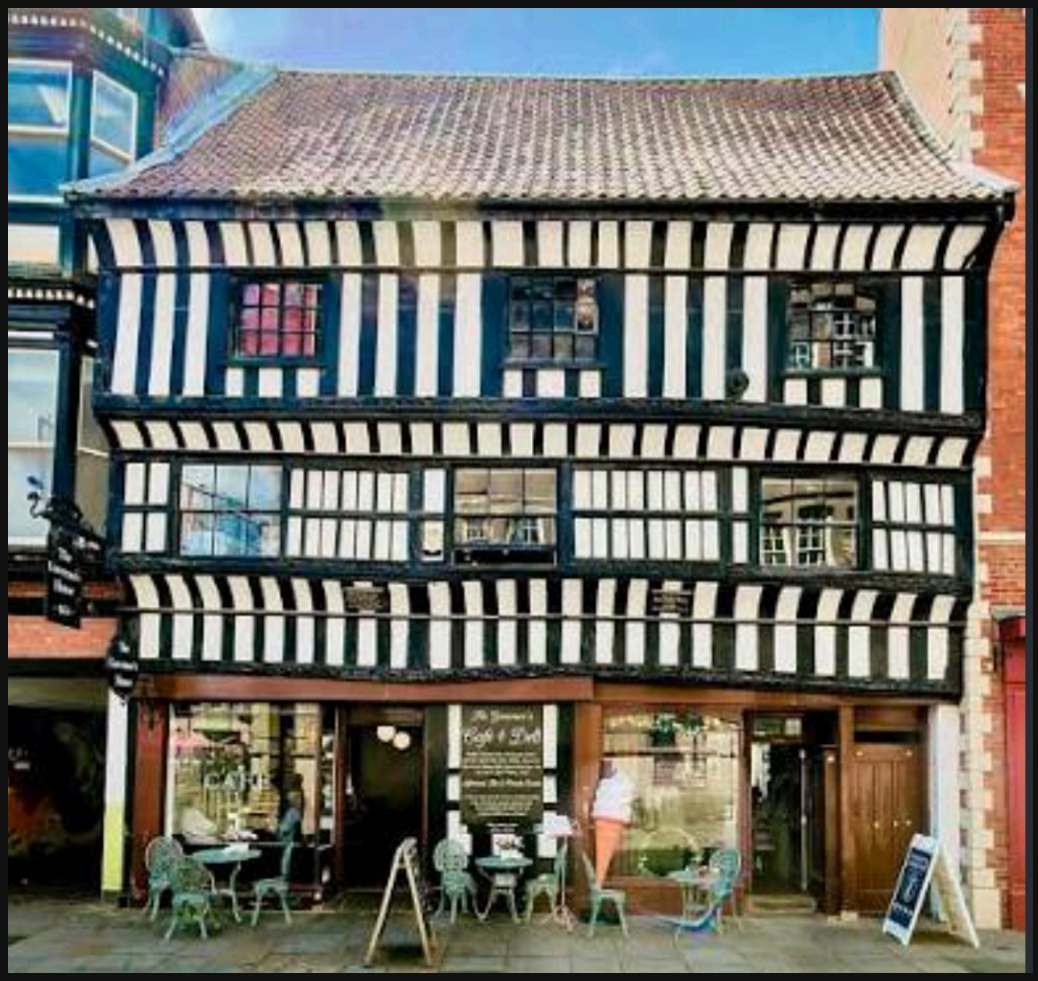
THE GOVERNOR'S HOUSE

CAFÉ · NEWARK-ON-TRENT



BUSINESS FOR SALE · READY TO HAND OVER

A thriving café inside *Newark's Grade I listed treasure*

Built in 1474 and once home to the Town Governor during the Civil War, The Governor's House is a much-loved café with a loyal following, an experienced team and £350,000 turnover a year. It's ready for its next keeper.

ASKING PRICE	TURNOVER (LAST 12 MONTHS)	COVERS
£95,000	£350,000	75

THE OPPORTUNITY

Passing on the baton

I started with an empty building and no café experience. Today, The Governor's House is one of Newark's best-loved places to eat, meet and celebrate.

Now it's time for my next chapter, and I'm looking for the right person to carry it forward. That could be a couple or friends who have always dreamed of running a café, an owner looking to expand, or an investor who wants an established business with a capable team already in place.

— Tanith Wesson, owner

£350k	75	Grade I	7
TURNOVER, LAST 12 MONTHS	SEATS	LISTED BUILDING	DAYS A WEEK

What we do

Hearty breakfasts, homemade cakes and freshly made lunches, served seven days a week to regulars, shoppers and visitors in the heart of the market town.

We're also the town's **unofficial tourist and community information centre**, so visitors and locals come to us first.

- **Mon–Sat:** 9am–4pm
- **Sunday:** 10am–3pm
- **New alcohol licence** covering opening hours plus private and ticketed events
- **Many 5-star reviews** on Google, Facebook and Tripadvisor

A team that runs itself

An amazing, fully trained team is in place, led by an experienced manager who runs the café day to day. The team knows about the sale and is ready to welcome new owners. The café is sold **as a going concern**, with the use of all equipment, furniture and fittings.

Room to grow

- Evening dining and ticketed events
- Private hire and parties upstairs
- Room for a shop at the front of the building
- Wine and drinks with the new licence
- Christmas trading: £30,000+ expected in December

"Think of it as a relay. I've run my leg, and now I'm handing the baton to the next runner."

TAKE THE 360° TOUR AT WWW.GOVERNORSHOUSECAFE.COM

THE BUILDING

550 years of welcoming guests

The Governor's House is one of the finest and most historic buildings in Newark, a Grade I listed timber-framed merchant's house on Stodman Street in the centre of a busy market town.

Few businesses can offer customers a setting like this. Guests eat beneath centuries-old beams, in rooms that have seen kings, sieges and five and a half centuries of town life. It's a building people visit for the history and come back to for the food.

1474
Built as the house of a wealthy Newark merchant

1640s
Becomes headquarters of the Town Governor during the Civil War sieges of Newark, and hosts King Charles I

1950
Listed Grade I, the highest level of protection

Today
A thriving café with £350,000 turnover a year

A talking point

The house has its own 15th-century garderobe, which claims to be one of the oldest indoor toilets in the UK.

THREE FLOORS OF SPACE AND POTENTIAL

45
GROUND FLOOR
The main café, counter and cake displays

75
SEATS IN TOTAL
Spread across the building's historic rooms

Retail Space
AVAILABLE
At the front of the building

"This building deserves to be filled with joy, and with the right people it will be for the next 550 years."

THE DETAILS

Key information

ASKING PRICE	**£95,000**, sold as a going concern with the use of all equipment, furniture and fittings
TURNOVER	**£350,000** in the last 12 months (verifiable)
RENT	£30,000 a year, **paid until the end of December 2026**
LEASE	New lease to be drafted for the new owner, 5 or 10 years, agreed with the landlord
BUSINESS RATES	£12,000 a year, **paid until April 2027**
STAFF	Fully trained team with an experienced café manager
LICENCE	Alcohol licence for opening hours plus private and ticketed events
COVERS	75 seats (45 downstairs), plus upstairs space for events
BUILDING	Grade I listed, built 1474, three floors
OTHER BILLS	Available on request

£5,000

FINDER'S FEE

Know the right person? Introduce them, and if the sale completes and funds are transferred before Christmas 2026, I'll pay you a £5,000 finder's fee as a thank you.

NEW · TAKE THE 360° VIRTUAL TOUR

www.governorshousecafe.com

Our brand-new website includes a full 360° tour of the inside, so you can walk through all three floors before you visit.

VIEWINGS & ENQUIRIES · SERIOUS BUYERS ONLY

info@governorshousecafe.com

Viewings by appointment.

These particulars are for guidance only and do not form part of any offer or contract. All figures are provided by the owner and should be confirmed by the buyer through their own due diligence.