



Milecastle Inn

Ref: 6450467

North Road, Haltwhistle, Northumberland, NE49 9NN

Freehold: £395,000

Pub restaurant with 2 holiday cottages

Picturesque location near Hadrians Wall

Bar, snug and restaurant

Traditionally decorated and well maintained

Refurbished 3 bed owner's accommodation

Back in owners hands following short-term lease. Energy Rating D





Description

A traditional English pub near to an extremely popular walking route, tourist attraction and World Heritage Site; Hadrian's Wall.

The business benefits from multiple income streams by way of wet, dry and accommodation sales and is supported by local custom, but more heavily by tourists to the area, particularly during the summer months.

The Sill: National Landscape Discovery Centre is situated just over two miles away at Once Brewed.

Location

The pub occupies a prominent roadside position on the B6318 Military Road, near Haltwhistle, at the foot of Northumberland National Park, with the world famous Hadrian's Wall just half a mile away and visible from the pub car park. The A69 is easily accessible making Carlisle, which lies c.23 miles west, and Newcastle which lies c. 36 miles east, both easily accessible. The M6 and A1(M), both major north-south routes and the North Pennines Area of Outstanding Natural Beauty are also in relatively close proximity.

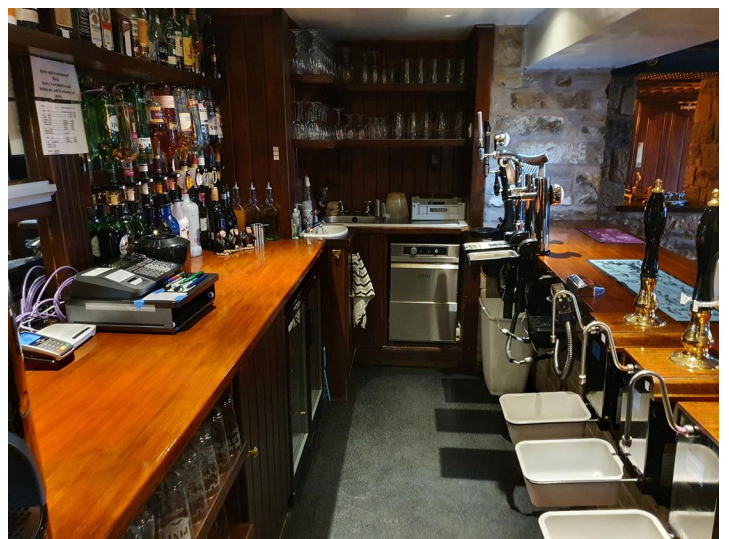
Internal Details

The pub is decorated in a traditional style and well maintained, with open fires and exposed brickwork. The restaurant has table and chair seating for up to 26 and the bar/snug provides further seating for c.40.

There is a large, commercial grade catering kitchen and ancillary areas include a ground floor beer cellar, customer toilets and two external storage facilities.

External Details

There is a car park for approximately 12 cars. There is a trade garden with stunning views to the side of the property for approximately 40 customers.







Letting Accommodation

Adjoining the pub are two, self-contained holiday cottages, each comprising a lounge/kitchen and one double bedroom with en suite shower facilities.

Owner's Accommodation

At first floor level is a well presented flat which has recently been refurbished, comprising three bedrooms, lounge, kitchen and bathroom.

Staff

The business is currently owner-operated with the support of part time staff. Further details can be provided on request.

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.



The Opportunity

The Milecastle Inn presents an excellent opportunity for an owner-operator to live on site and operate along the same lines as the current owner.

Alternatively, an experienced operator, perhaps with multiple sites, could look to expand the current offer, introduce further letting bedrooms and look to run as a managed house.

An investor may look to purchase the premises and let it to an operator, the current owner has previously let the premises on this basis.

Trading Information

Trading information is available and can be provided on request.



Planning Permissions

The pub has un-utilised planning permission to extend the restaurant and owner's accommodation. We are advised that this permission may be able to be altered to allow for restaurant extension with eight further letting bedrooms above.

Business Rates

The Rateable Value is £15,500 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

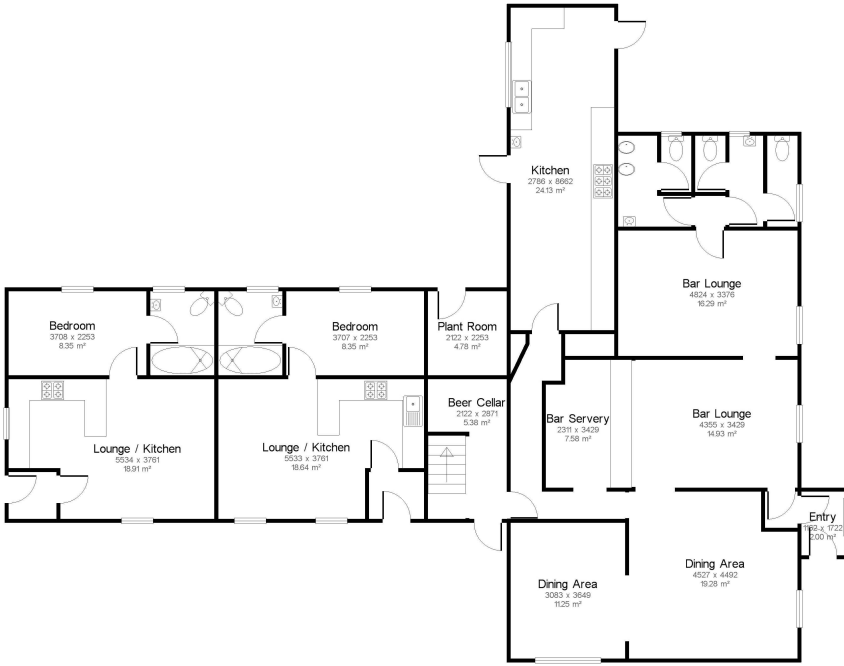
Regulatory

Premises Licence.



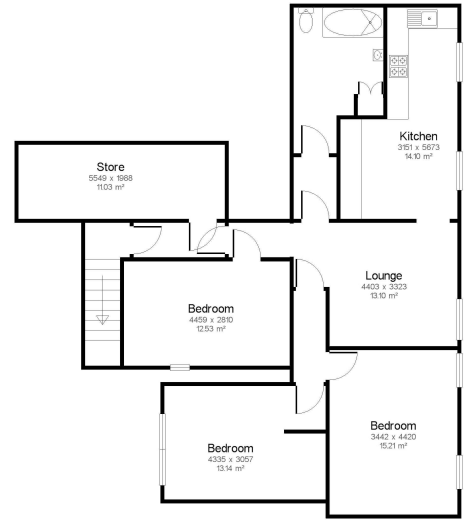


Gross internal area: 20247 m² (21994 ft²)



Ground Floor

Gross internal area: 10317 m² (11105 ft²)



1st Floor

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:

David Cash

Associate Director - Hospitality
T:+44 191 269 7025
M:+44 7736 621 023
E:david.cash@christie.com
Newcastle

Alex Rex

Business Agent - Hospitality
T:+44 113 389 2717
M:+44 7540 061864
E:alex.rex@christie.com
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.



For full information on Christie Insurance please call 03330 107189