



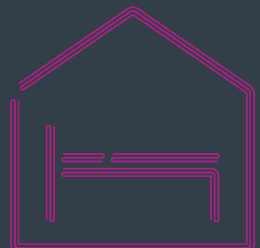
Coquetvale Hotel

Ref: 6445151

Station Road Rothbury, Morpeth, NE65 7QJ

Freehold: £495,000 Offers Encouraged

- 14 Bedroom hotel, bar, and restaurant
- Pretty, picturesque tourism driven town
- Edge of Northumberland National Park
- 2 owner's / manager's flats
- Car parking, decked terrace with views
- Significant historic links. Energy Rating C



History

The Coquetvale Hotel was built in the 1870s by Lord Armstrong, a prominent Victorian era industrialist, engineer and philanthropist who constructed the hotel for his guests who would arrive to visit his nearby Cragside Estate, now a prime National Trust centre and renown as the first house in the world to be powered by hydro- electricity. The grandeur of the façade and some of the main rooms within the hotel are still testament to its notable history.

Location

An elegant and very well presented four storey, detached 14 bedroom Victorian hotel, located close to the centre of one of Northumberland's largest towns. The hotel is ideally situated to capture the tourist trade from the multitude of attractions which the area has to offer such as the National Park, Hadrian's Wall, Kielder Water and Forest Park and of course the fabulous Northumberland Coastline.



Internal Details

On the ground floor are two apartments which are presently used for staff and management, but these could be used as letting accommodation if required, or they could be converted to additional food and beverage space.

On the first floor there are the restaurant and bar, both spacious rooms and open plan and each boasting high ceilings, period feature and lovely views across Rothbury and the hills and woods beyond. Also on this floor is the breakfast room and the former wedding ceremony room which could easily be reinstated if need be.

The large and well designed catering kitchen is also on this floor and well positioned to service the bar, restaurant and function/breakfast rooms.

Letting Accommodation

There are 14 en suite double bedrooms across the 2nd and 3rd floors, and all are of good size with the main suites being of excellent dimensions and with spacious bathroom/shower rooms and lovely elevated views across the town and beyond.





External Details

To the front of the hotel there is ample car parking whilst at the side is a very pleasant, decked terrace with lawned area behind. Given the sunny aspect and beautiful views, this is a great draw for both guest and non-resident trade derived from either the town or from day-trippers or from the caravan park and bed and breakfasts nearby.

The Opportunity

This is a great opportunity for a buyer to purchase a historic and handsome hotel in a lovely tourist town on the edge of the stunning Northumberland National Park.

Owner's Accommodation

On the ground floor are two apartments which are presently used for staff and management, but these could be used as letting accommodation if required, or they could be converted to additional food and beverage space.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.



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:

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Newcastle



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