

THE ANGEL OF CORBRIDGE

Main Street, Corbridge, Northumberland, NE45 5LA

Guide Price: Freehold £2,500,000

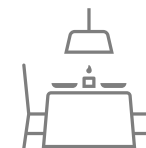




Iconic and very popular, historic North East pub-hotel and restaurant dating back to the 1600's



10 well-appointed en suite bedrooms plus superb two-bedroom apartment



Good food & beverage space inc. bar, restaurant and dining room with total covers approaching 200



70 external dining covers & 18 car parking spaces



Prominent location in desirable and affluent Tyne Valley town

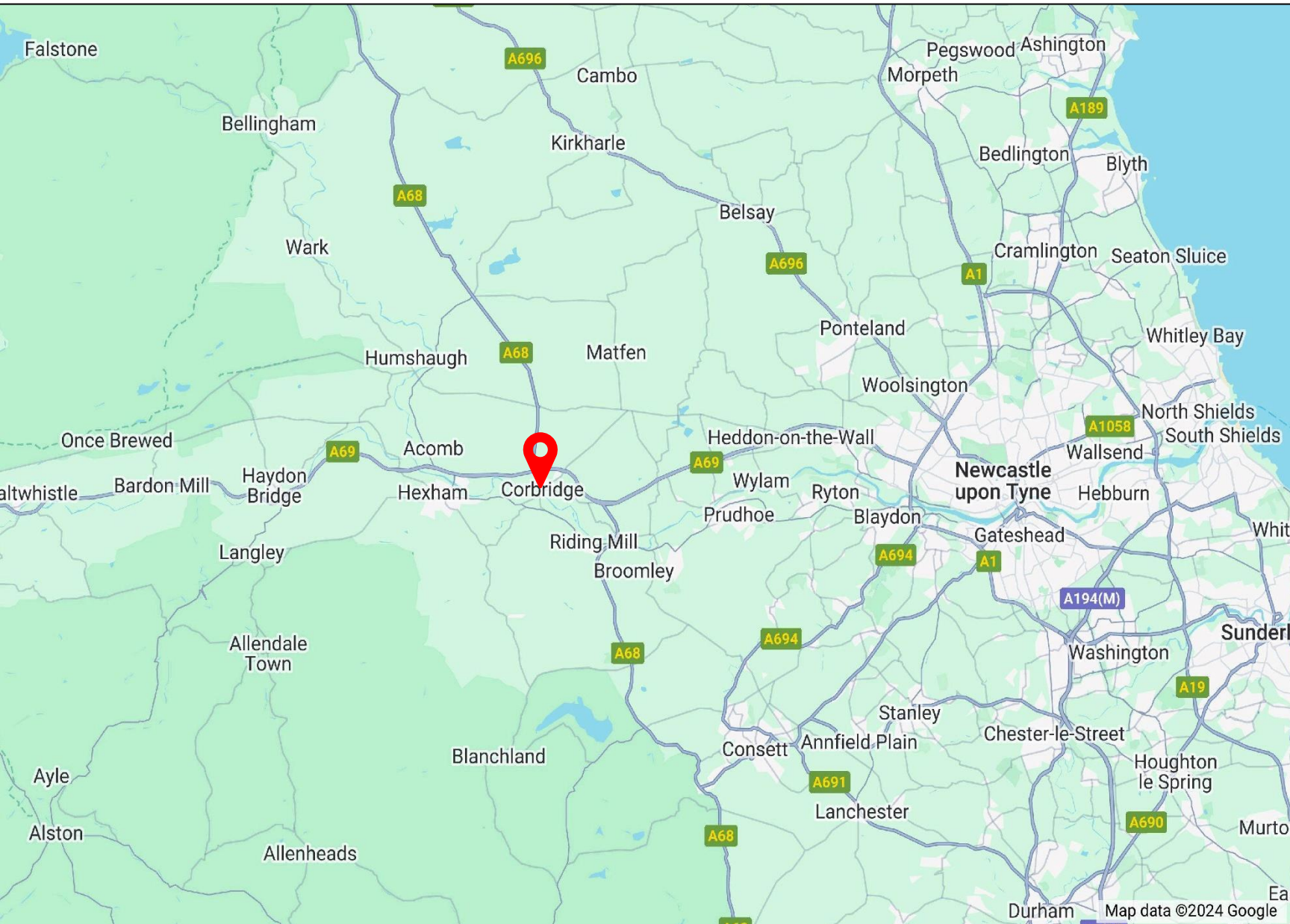


Development potential and scope to increase bedroom numbers



Average turnover above £1.4m per annum across last two years

LOCATION



The Angel of Corbridge enjoys a prominent position in this beautifully picturesque and vibrant town, steeped in history, with its roots dating back to Roman times. Situated on Main Street, the prime thoroughfare into Corbridge and within 100m of the town square, The Angel is close to a variety of shops, cafes, artisan bakeries and boutique stores which all help to drive a very healthy visitor trade.

Regarded as one of the prime places to live in the north east, Corbridge sits on the River Tyne, on the crossroads of the A68 and A69, some 20 miles west of Newcastle upon Tyne. The equally desirable but larger town of Hexham is just a few miles away and within close proximity there are numerous other sought-after towns such as Ponteland, Wylam, Stocksfield and Haydon Bridge, as well as a multitude of villages of similar desirability such as Chollerford, Stamfordham and Matfen.

South West Northumberland enjoys an excellent tourist trade with attractions including Hadrian's Wall, a UNESCO World Heritage Site, Kielder Water and Forest Park, Northumberland National Park and Dark Skies Park and also the stunning North Pennines Area of Outstanding Natural Beauty.

Corbridge is a great base from which to explore all of the above, whilst further afield is the breath-taking Northumberland coastline as well as glorious countryside and a host of castles and historic sites for which the county is famed.

FOOD & BEVERAGE SPACE

The food and beverage areas at The Angel are substantial and provided across four very distinctive rooms, each tastefully and individually present and offering versatile trading space.

The main bar is an informal and welcoming room with table and upholstered bench seating for up to 64 customers and is serviced by an attractive bar providing ales, wines, spirits and teas and coffees.

Through from the bar is the lounge, a hugely charming period room with oak panelled walls, beams and a stone fireplace, and provides both dining and sofa seating for up to 25 guests.

In turn, this leads to the private dining room which is a stylish and contemporary room with table seating for up to 20.

All three rooms are situated across the front of the building providing not only a light and airy feel given the Angel's southerly aspect but also a pleasant flow of footfall.

Then there is the Barn Restaurant towards the rear of the Angel. Although presently not in use, this huge and very useful space with pitched ceiling can host up to 80 diners or could provide conversion space for another six en suite bedrooms, or more if developed over two floors.





LETTING ACCOMMODATION

There are 10 en suite bedrooms which are either cosy and sumptuous rooms, as part of the original building, or are more contemporary rooms which have been added in recent years.

All are beautifully appointed with either showers or bathrooms and nightly rooms rates range from £110 to £140.

In addition to these rooms there is an excellent two bedroom apartment with lounge/diner, bathroom and kitchenette and this is charged at £250 per night although this could also be used for very pleasant owner's or manager's accommodation if required.





CATERING & ANCILLARY AREAS

As would be expected in a catering operation of this magnitude, the very recently fitted commercial kitchen is of excellent size and is very well equipped with cooking, cooling and washing facilities and is also well positioned to service the main eating areas. There is also a management office, linen storage and staff and customer toilets.

EXTERNAL

To the front of the building is ample alfresco dining with seating for up to 70 customers and as this is southerly facing, it is hugely popular with customers during the warmer months and hence is a great source of income and an advantage over most of the Angel's local competition. To the rear is a large 18 space private car park which is a bonus given the parking restrictions throughout the town. It is also felt that should a new owner not wish to have the benefit of on site parking then this could also be converted to a rear beer garden or some other revenue generating project, including development and expansion of the building.



THE OPPORTUNITY

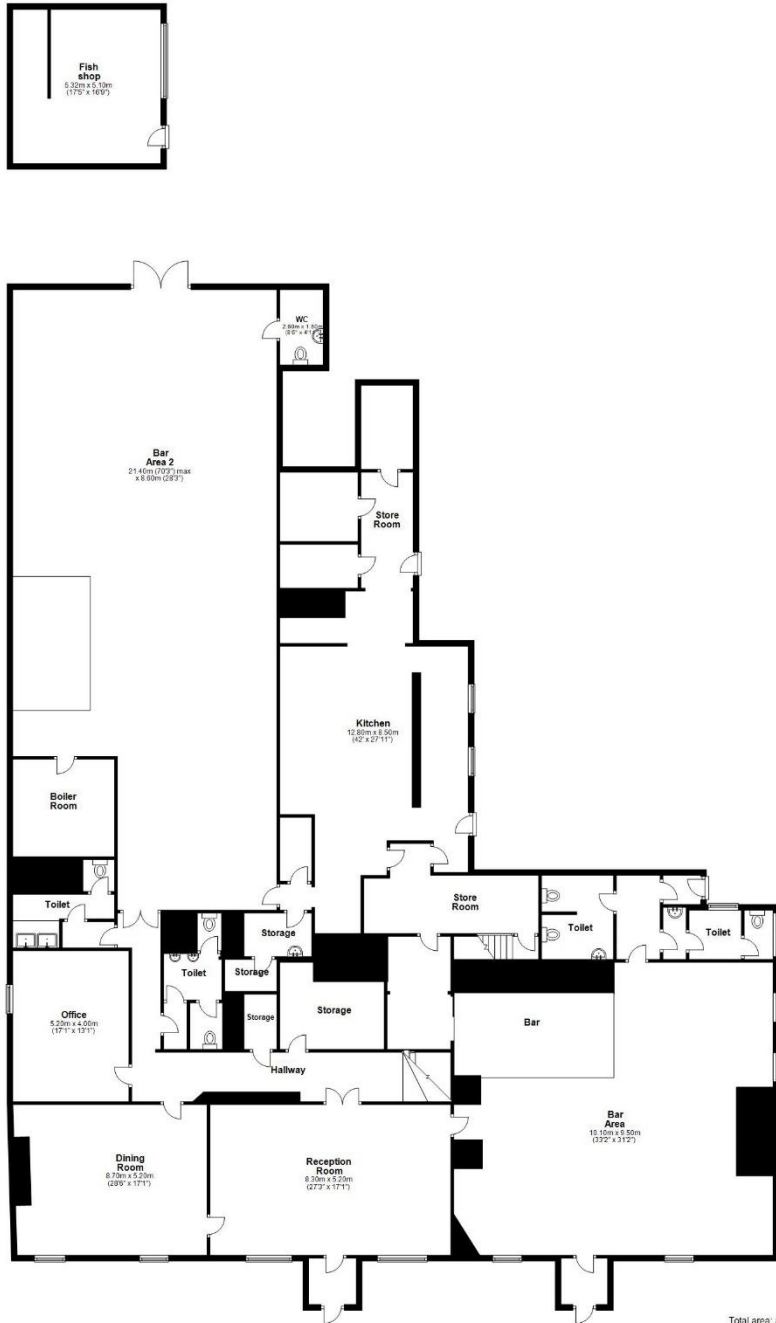
Given the hugely desirable location and the widespread reputation of the business, the Angel of Corbridge is truly a trophy asset which will attract buyers from both within the hospitality sector and from local and regional high net worth individuals. We feel that it represents an excellent opportunity for a new owner operator to build on the already existing business and to expand and develop the building and trade levels. The buyer will inherit an established and experienced team of dedicated and professional staff and management, including a general manager.

TRADING INFORMATION

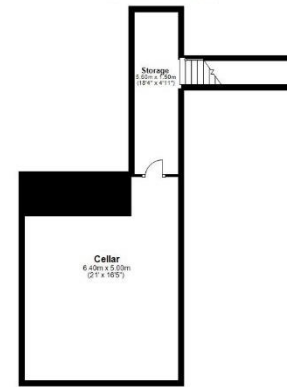
Full trading information is available on request. As a guide, the turnover for both 2022 and 2023 was in excess of £1.4m for each year and trade splits are around 53% for dry, 30% wet and 17% accommodation.



Ground Floor
Approx. 632.9 sq. metres (6844.3 sq. feet)



Cellar
Approx. 43.9 sq. metres (471.6 sq. feet)



First Floor
Approx. 303.9 sq. metres (3277.3 sq. feet)



Total area: approx 980.4 sq. metres (10553.4 sq. feet)
NOTES: Dimensions are for internal areas only. All measurements are approximate. Plans produced using Planit.
The Angel Of Corbridge Pub

CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

Mark Worley

Director - Hotels +44 (0) 7791 980 852

E mark.worley@christie.com

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. April 2023 The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.