



The Black Bull Inn

Ref: 6450481

Main Road, Wylam, NE41 8AB

Freehold: £625,000

Leasehold: £35,000, Annual Rent: £36,000

Pub Restaurant with 8 guest rooms

Annualised net T/O c. £400,000 excl food

Refurbished 3 bed owner's accommodation

Close to Airport and tourist attractions

Picturesque commuter village

Energy Rating C



Description

The Black Bull Inn is a traditional pub situated in the heart of Wylam. Dating back to 1868, it is a popular destination for locals and tourists with many activities in and around the area.

Accommodation is offered with eight rooms available as well as three bedroom owner's accommodation.

Once a grocers and an abattoir, The Black Bull Inn has won many awards including: Winner of Pub of the Year three years running. (2005, 2006 and 2007) as well as Best Village Pub and Best Freehouse of the North East.



Location

Located on the main street in the picturesque Tyne Valley village of Wylam, birthplace of George Stephenson (aka the Railway Man). A popular destination for tourists and locals with a variety of activities available in the area, including cycling, hiking and fishing. Close to Northumberland National Park, Wylam is a popular commuter village, with Newcastle upon Tyne circa 12 miles away and Newcastle International Airport only circa 8.5 miles from the property.

Internal Details

The pub is decorated in a traditional yet modern style and is well maintained. The bar and games room provide seating and standing for circa 100 people. The restaurant has table and chair seating for circa 26.

There is a commercial grade catering kitchen, with newly renovated takeaway servery. Ancillary areas include a ground floor beer cellar, customer toilets and external storage facilities.

The pub has undergone a recent re-investment into its interiors on all floors.





Letting Accommodation

The first floor comprises of eight rooms: two self contained, four double rooms, one double plus single, one single.

Owner's Accommodation

The second floor contains a recently renovated three bedroom apartment. The owner currently lives off site and leases out the apartment.

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.

Staff

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





The Opportunity

The Black Bull is a fantastic opportunity to invest in a well established high trading country village pub. Having recently undergone an refurbishment and re-fit to the pub and restaurant areas, as well as the B&B accommodation, and a new 3 bedroom apartment on the top floor, this property is a turn key opportunity.

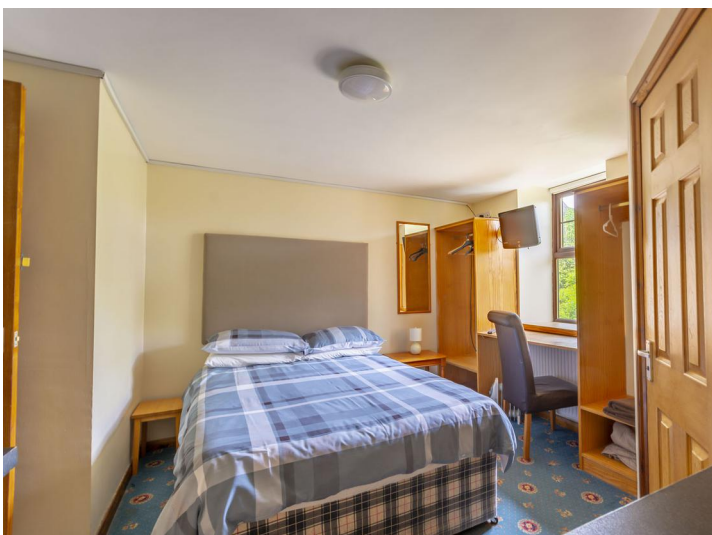
The pub is fully staffed and has undoubted potential, with multiple income streams from wet, dry and accommodation offerings. Further trade could be derived by increased opening hours as well as an increased food offering.

This profitable business 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 and run the business 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.

The business is offered for sale as the owner is seeking to retire.

Trading Information

The business has recovered phenomenally well post-lockdown. Accommodation is currently fully booked, on a rolling guest bookings basis. Annualised Net Turnover is approximately £400,000, excluding food. Further trading information is available on request.



Trading Hours

Monday to Friday: 4.00pm – 11.00pm

Saturday: 12.00pm – 11.00pm

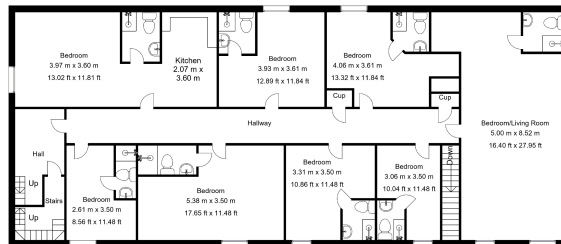
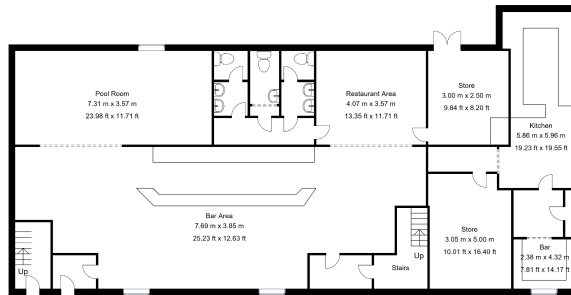
Sunday: 12.00pm – 11.00pm

Business Rates

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

Regulatory

Premises licence.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specialty no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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:

Marslie McGregor

Business Agent - Pubs & Restaurants

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

Newcastle

David Cash

Regional Director (North) - Pubs & Restaurants

M:+44 7736 621 023

E:david.cash@christie.com

Newcastle



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