



The Three Horseshoes

Ref: 6450513

Hatherley Lane, High Horton, Blyth, Northumberland,
NE24 4HF

Freehold: £399,000

T/O y/e March 2023 c. £1,000,000 net of VAT

c.120 Internal & 100+ External Covers

Outside Bar & Kids Play Area

Offered with vacant possession

2 Bed Owners/Managers Flat

Total site size c. 0.75 acres. EPC Rating C



The Three Horseshoes is a great example of a destination venue renowned for its food offer, whilst maintaining a healthy drinking trade and upholding an excellent reputation for events.



Location

The Three Horseshoes is located on Hatherley Lane, in the village of Horton nr Blyth, Northumberland.

The pub is very easily accessible via the A189, providing superb transport links to the A19 and A1(M). Just 10.5 miles north of Newcastle upon Tyne city centre and only eight miles south of the affluent market town of Morpeth.

Plessey Woods Country Park, Northumberland is a visitor attraction and Blyth beach are all very close-by, meaning the pub is a great choice for day trippers visiting the area.

The Opportunity

The Three Horseshoes presents an opportunity for an experienced licensed operator to acquire a busy pub with a fantastic reputation for food, as well as a strong local drinking trade.

Equally, the property may appeal to an investor looking to let the premises to an operator.





Internal Details

The main trading area comprises an inviting bar/dining room with a superb range of draught products and premium spirits.

The conservatory to the front provides seating for drinkers/diners in a bright and airy setting.

Ancillary areas include a very well kept beer cellar, a huge commercial grade catering kitchen with prep area and walk-in fridge, as well as multiple store rooms, office and customer toilet facilities.

Furthermore there is dining room.



Fixtures & Fittings

Some fixtures & fittings are owned by the Landlord, others by the departing tenant. A full inventory has been drawn up and can be provided to seriously interested parties on request.

Trading Hours

Monday to Thursday
12.00noon –10:30pm

Friday to Sunday
12.00noon - 12.00am



Owner's Accommodation

At first floor level there is a two bedroom owners/managers flat with lounge, bathroom and kitchen.

External Details

The road directly in front of the pub is a public highway and is maintained by the Local Authority.

The area across the road, fenced off with picnic seating and kids play area is also owned by our clients and included in the sale.

Trading Information

Turnover for year ended 31st March 2023 was £1,022,022, with the trade split being split as follows;

Food - 48%, Beverage - 50%, Weddings & Events - 2%.

Regulatory

Premises License

Business Rates

The Rateable Value is £78,500 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

Tenure

The property is offered for sale freehold, with vacant possession.

The former tenant recently left and the freehold owners are finalising plans to reopen the pub in the new year.



Gross internal area 436.04 m² (4693.5 ft²)



Ground Floor



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:

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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.



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