



## The Bird in Bush Inn

Ref: 6450519

Eldon nr Otterburn, Northumberland National Park,  
NE19 1AA

Freehold: Offers Over - £400,000

Recently refurbished to a very high standard

Pub and restaurant with 5 en-suite rooms

117% increase in bookings in 2023 (121% YTD)

Planning permission for self catering cottage

Estimated YE24 T/O £450k with potential

EPC Rating A + Fully Licensed + External trading area



Beautifully situated in the Northumberland National Park, the Bird in Bush Inn and has been providing a warm welcome to visitors for centuries. This popular community pub dates back to the 18th century and is the only one of four pubs in the village to have stood the test of time, with the rest closing many years ago.

With its blend of rural charm and modern comfort, the Inn creates a unique and inviting atmosphere. Offering comfortable accommodation, delightful food, and friendly service, the Bird In Bush Elsdon Inn captures the essence of Northumberland's enchanting countryside.

Recently refurbished throughout to a high standard, the Bird in Bush is a thriving and profitable pub, popular with both locals and tourists to the area, particularly hikers and cyclists. Features include a well presented bar and lounge, restaurant, 5 rooms incl. luxury suites with beautiful stone walls, exposed wooden beams and fireplaces and a good sized terrace to the rear.

The site has plenty of potential with the opportunity to convert the garage into a self catering cottage (Planning permission granted).



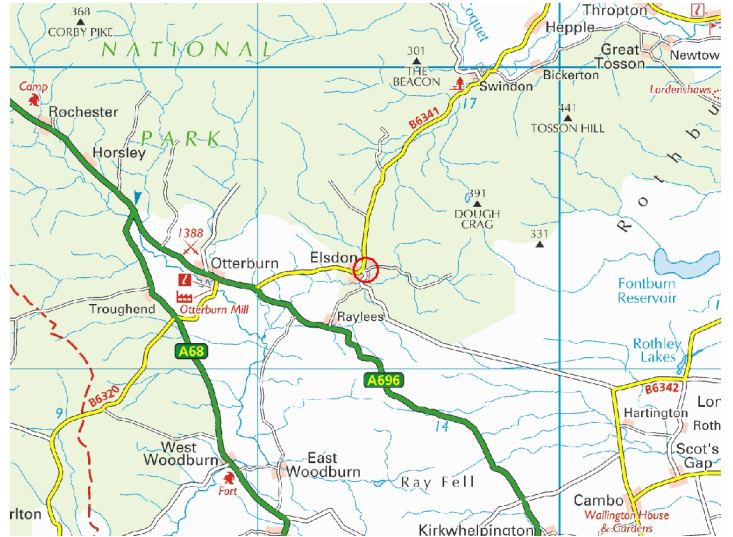
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## Location

The Bird in Bush Inn is located in the historic village of Elsdon, Northumberland, only 3 miles away from Otterburn (c. 3 miles) which is home to two popular wedding venues, namely Le Petit Chateau and Woodhill Hall.

It is in a perfect location for exploring all that Northumberland has to offer, from Kielder and the Scottish Borders to Rothbury, Craggside and the beautiful Northumberland coast.

The city of Newcastle upon Tyne is c. 39 miles south east.



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## Internal Details

The ground floor comprises a well presented bar and lounge area, typically for 30 customers and a restaurant for 30. Characterful features include original fireplaces and exposed brickwork.

Ancillary areas include: fully equipped commercial grade catering kitchen, prep area, beer cellar, customer toilets and storage.

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## Fixtures & Fittings

Fixtures and fittings are included with the exception of any items that are personal to our clients.



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## The Opportunity

This is a fantastic opportunity to take over a well-performing hospitality business in a stunning tourist location. Over the last year, this pub has experienced a phenomenal growth in bookings with 117% increase in bookings in 2023 compared to 2022. Bookings for 2023 are already up by 121%, and room revenue increasing by over 120% for both 2023 and 2024.

Benefitting from multiple income streams via food, beverage and accommodation sales, The Bird in Bush Inn has traded extremely well under the current ownership.

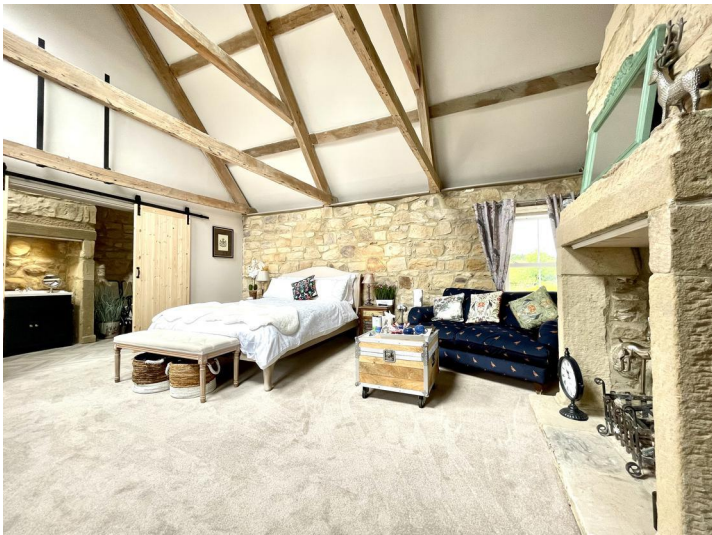
Turnkey with little, if any, capital expenditure needed, The Bird in Bush is the perfect property for those looking to buy their first pub, or would suit an operator looking to expand their portfolio.

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## Letting Accommodation

The Bird in Bush has five well-appointed en-suite rooms (singles, doubles and family suites) that are designed to ensure a comfortable and relaxing stay. Each room features modern amenities while preserving the traditional charm and warmth of the Inn. The larger family suites are beautifully decorated to a high standard, with seating/lounge areas, exposed beams, luxury en-suites and open fireplaces.

The property has seen tremendous growth in the number of room bookings in the last 6 months following its extensive refurbishment. Being close to Otterburn, the Bird In Bush is a popular destination for many guests attending weddings in the area.





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### External Details

Externally the property has a large rear terrace/outdoor trading area.

Planning permission has been submitted to convert the garage into a 1 bedroom self catering cottage.

Other external areas incl. laundry, storage areas and biomass wood pellet burner.

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### Staff

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

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### Business Rates

The Rateable Value is £4,250 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority

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### Trading Hours

Monday, Tuesday, Wednesday  
3.00pm - 10.00pm

Thursday and Sunday  
12.00pm - 10.00pm

Friday and Saturday  
12.00pm - 11.00pm

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### Trading Information

Net turnover to 31 May 2023 is £258,895. Gross profit: c52%  
Anticipated turnover for YE 23-24: £450,000  
Further information available on request.

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### Regulatory

Premises License



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## 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

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Newcastle



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