


The Keelman & Big Lamp Brewery

 Grange Road, Newburn,
Newcastle upon Tyne, NE15 8NL

Freehold: £995,000

Leasehold: Price on Application





Key Investment Highlights

- Pub and restaurant with c. 100 covers combined
- 14 en suite letting bedrooms
- Extensive external seating and grounds
- Overall plot size circa 1.7 acres
- Tyne Valley location within Tyne Riverside Country Park
- Combined annual turnover c. £850,000 net of VAT to include Brewery, Food & Beverage and accommodation)
- Oldest micro brewery in the North East
- Energy Rating D

Location

Occupying a secluded but easily accessible position on the banks of the River Tyne at Newburn, Newcastle upon Tyne, within Tyne Riverside Country Park.

Newcastle city centre lies circa 6.5 miles east and is accessed via the A6085, which also provides immediate access onto the A1(M) north-south and the A69 east-west carriageways.



Description

THE KEELMAN

Offering a relaxed and pleasant atmosphere, the bar and snug allow for c. 40 covers seated, whilst the bright and airy orangery holds around the same number in a contemporary dining room setting. The mezzanine level, often booked out for private functions offers seating for a further 20 covers.

THE BIG LAMP BREWERY

Established in 1982, Big Lamp is the oldest Micro-brewery in Tyne & Wear and in Northumberland and now brews many regular and seasonal ales.

Its first brew was the ever popular Big Lamp Bitter which was brewed for The Red House pub on Newcastle Quayside. The brewery now supplies a range of traditionally brewed fine ales to public houses throughout the North East as well as supplying The Keelman and its sister pub, The Wheatsheaf in Felling.

At present the brewery is brewing approximately 25 barrels per week, around a third of which are used by The Keelman .





Letting Bedrooms (Big Lamp Inns Limited)

Provided by way of two, purpose-built accommodation blocks providing 14 en suite letting bedrooms. The Keelman's Lodge is a single storey building consisting of six en suite family rooms, each with one double and one single bed. Salmon Cottage comprises eight en suite letting rooms over two floors, each with King size beds and Juliet balconies.

The accommodation is owned by a third party (Big Lamp Inns Limited) but operated by the current tenants who command booking and administration fees for this service, equating to c. £50,000 per annum.



External Details

The site extends to circa 1.7 acres and includes;

- A large patio area immediately adjacent to the conservatory
- Children's play area
- Ample car parking for the operation in hand



Trading Information

Turnover (net of VAT) for the year ended 31st March 2023 for The Keelman was £679,886 (60% wet, 40% dry). Turnover (net of VAT) for the same period, for the Brewery, was £203,926. Circa 32% of beer brewed is sold to The Keelman, the rest is sold wholesale.

Accommodation turnover (net of VAT) for the year ending 31/12/23 is forecast to be c. £180,000, this is based on 9 months actuals to 30/9/23 plus like for like sales for Q4 2022.

Turnover (net of VAT) for the financial year ended 31st December 2022 was £163,172.



Tenure/Staff

The Keelman & Big Lamp Brewery are currently let to an owner-operator tenant, who is accompanied by a team of full and part time staff. A more detailed schedule can be provided to seriously interested parties on request.

Keelman's Lodge & Salmon Cottage are operated by the Pub & Brewery tenant on an informal, management agreement basis.

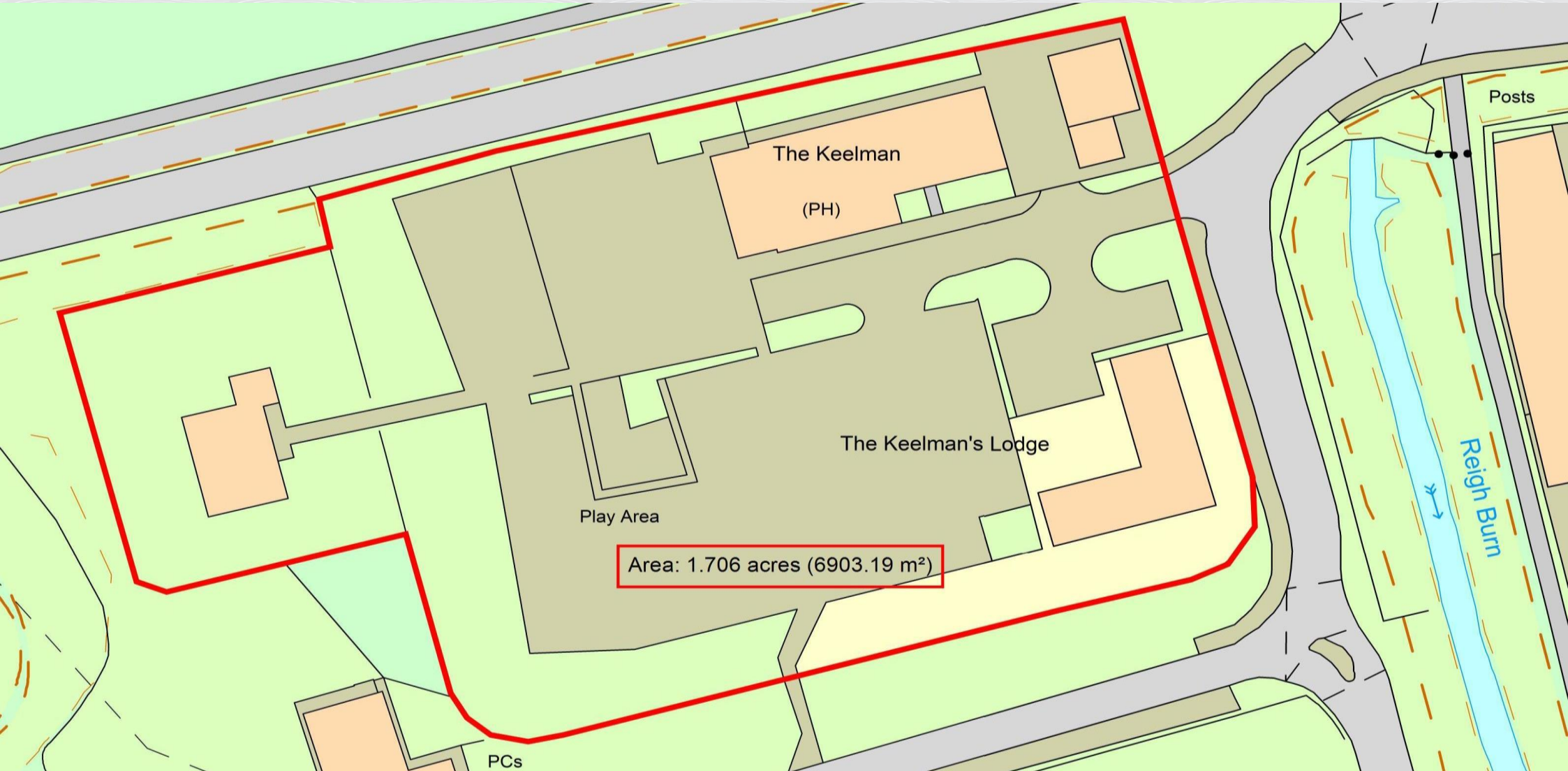
The current arrangement will carry on until such time that a buyer is found, but upon sale, the lease will be surrendered and so effectively the whole site is offered freehold with vacant possession.

Business goodwill will be transferred and staff will transfer under TUPE.

The freehold owners would also consider letting the whole site to a competent and proven operator, at a rent to be determined and subject to negotiation of appropriate lease terms.



Site Plan



Floorplans

Keelman Arms



Floorplans



Salmon Cottage



Keelman Lodge

CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

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