



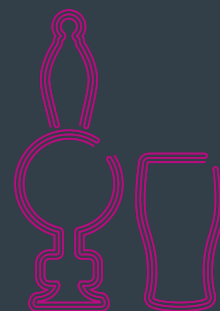
The Black Bull

Ref: 6450530

Etal, Cornhill-on-Tweed, TD12 4TL

Leasehold: £20,000, Annual Rent: £20,000

- Northumberland's only thatched pub
- Popular with tourists and local community
- Well maintained throughout
- 50+ covers and external trading areas
- New Lease £20k pa
- Fully Licensed - EPC Rating C



The Black Bull at Etal is a beautiful thatched pub in the heart of the historic village of Etal. Close to Etal Castle, an important site in the history of North Northumberland, the pub welcomes locals and visitors alike. With over 30,000 tourists visiting the village every year, the Inn is a popular destination for many.

The Black Bull manages to convey a great deal of atmosphere, both externally and internally, and has a reputation for good food and drink. The Inn is very well maintained and retains lots of features in-keeping with the age of the property.

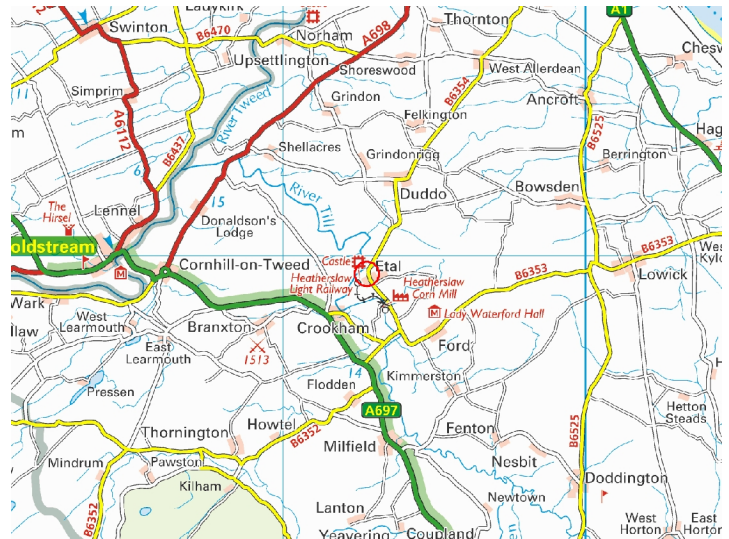


Location

The Black Bull Inn is located in the picturesque village of Etal, in the far north of Northumberland. Etal is approximately 10 miles south west of Berwick-upon-Tweed and a few miles inland from Holy Island and Bamburgh. The village is centred on a now ruined castle, which over the years has seen much conflict between England and Scotland. Ford and Etal is one of rural Northumberland's best kept secrets.

The buildings in the villages of Etal and Ford are traditional and owned by Ford & Etal Estates. Home to the Joicey family for over 100 years, this working estate has fascinating heritage attractions, beautiful countryside to explore, tempting places to eat, drink and shop and a welcoming range of accommodation.

For further information about Ford and Etal, please see www.ford-and-etale.co.uk.



The Opportunity

With a strong customer following and high rankings on numerous travel/booking websites, the Black Bull Inn provides an excellent opportunity for an owner operator to take on a business which benefits from security of income via food and beverage.

Its location in a historic village setting close to the Scottish border means it is well supported by local customers as well as a strong tourist trade, particularly in the summer months.

Fixtures & Fittings

Landlord to retain ownership of fixtures and fittings.

Internal Details

The front of the property comprises of an inviting entrance hall which leads to the main bar area. To the right is the main restaurant area with seating for c.25-30 covers. A separate function/restaurant area is to the left of the bar with further seating for c.25 covers.

Ancillary Areas

Store room, cellar, customer toilets, further storage, pantry and a fully equipped commercial grade kitchen.

Residential Accommodation

Residential accommodation for a tenant of the pub is available in Etal village by separate negotiation.

Other Floors

First floor comprises of: 2 bedrooms, 2 bathrooms, lounge, kitchen and further storage.



Trading Hours

Open daily 12.00pm - 9.00pm

Food Served

Monday to Saturday

12.00pm - 3.00pm and 6.00pm - 9.00pm

Sunday

12.00pm - 6.00pm



External Details

The property benefits from seating outside at the front and in the beer garden as well as in a courtyard with covered seating areas to the rear of the property.

Plenty additional storage as well as a laundry, office and plant room.

Parking available on site.

Staff

The business is currently operated with a team of staff. Further details can be provided on request.

Regulatory

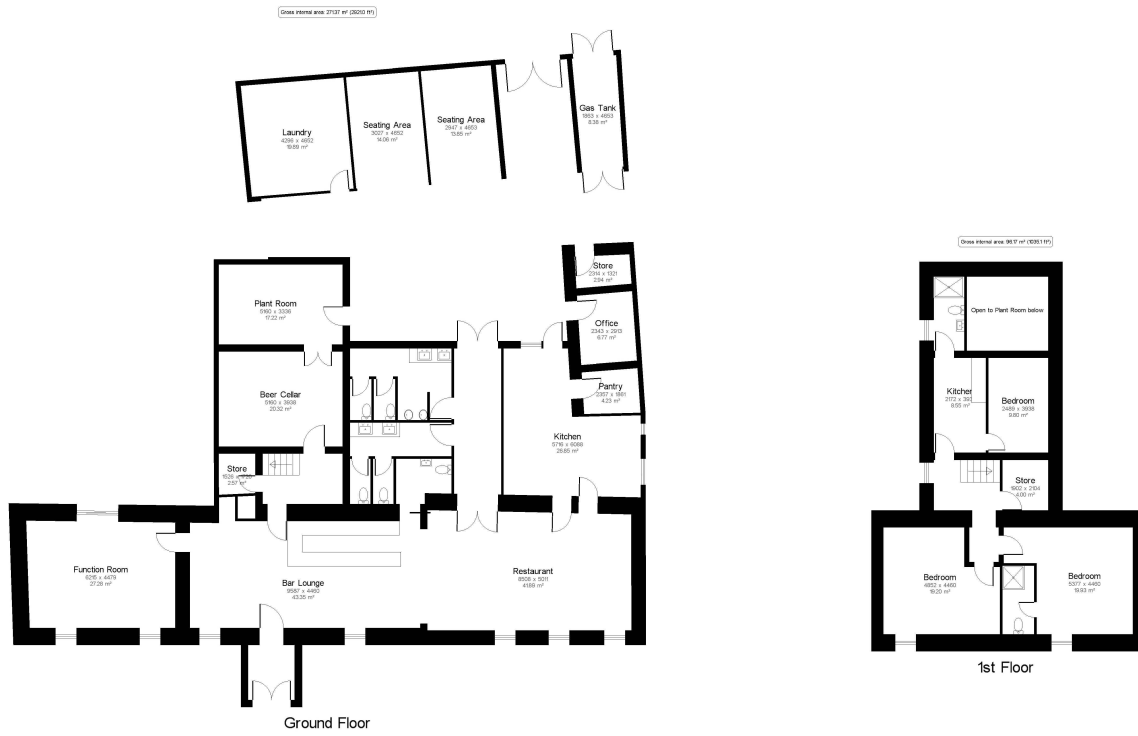
Premises License

Trading Information

Full Trading Profit & Loss Accounts will be provided to seriously interested parties on request.

Business Rates

The Rateable Value is £6,250 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.



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



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