



## The White Swan

Ref: 6450480

Warenford, Belford, Northumberland, NE70 7HY

Freehold: £640,000

Pub & Restaurant with Letting Rooms

Popular and Desirable Village Setting

Turnover Y/E 28.02.24 - c.£619,000 Net of VAT

One Bedroom Lodge/Chalet

Planning Permission to extend, c.0.9 acres

Car Parking for 40 - Energy Rating C





The White Swan Inn is a brilliant example of a traditional country Inn, which has been tastefully decorated to incorporate modern influences and themes, whilst retaining character.

Well known with an excellent reputation for deliciously prepared local and seasonal food, the business has been operated by our clients for a number of years.

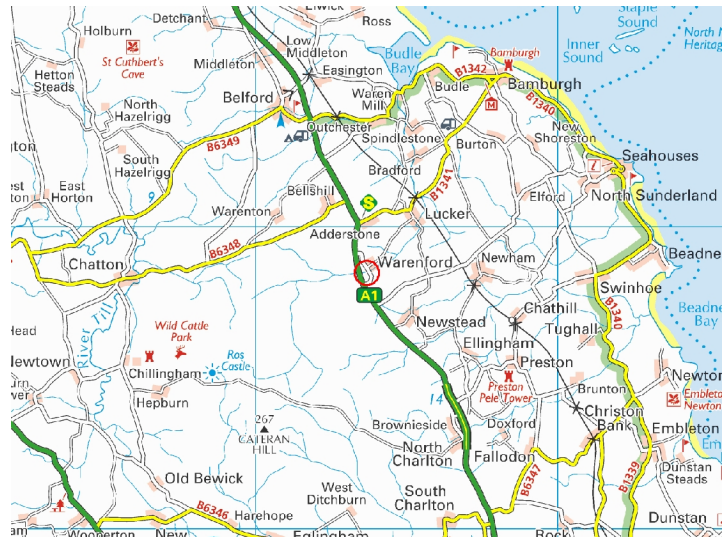


### Location

The White Swan Inn is situated in the village of Warenford, which sits adjacent to the A1(M), approximately three miles south of Belford and around 10 miles north west of the popular and extremely busy market town of Alnwick.

The Northumberland Area of Outstanding Natural Beauty is nearby and the increasingly popular Northumberland coastal towns of Bamburgh and Seahouses, as well as the Lindisfarne National Nature Reserve, Holy Island are all within 20 minutes drive away.

The surrounding area is full of other reasons to visit, including camping and caravan sites, hotels, other tourist attractions such as Dunstanburgh Castle, as well as golf courses.



### The Opportunity

The White Swan Inn presents a brilliant opportunity to acquire a long established business which has recovered incredibly well since re-opening in May 2021 following Covid restrictions being lifted. The business is incredibly busy and has potential to grow further if an incoming purchaser were to exercise the planning permission.

The business would suit an owner operator but would support a management team and so will appeal to local, regional and even national multi-site operators.

### Fixtures & Fittings

All fixtures, fittings and equipment are owned outright and included in the sale, with the exception of a small number of personal items owned by the vendors





## Internal Details

Entry is via a small lobby to the front of the property, leading through to a bar area with seating for 20 customers in a relaxed setting.

Up a few steps are two restaurant/dining areas with table and chair seating for 72 customers.



## Ancillary Areas

Ancillary areas include a large, fully fitted commercial grade catering kitchen, beer cellar and store room.





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## Letting Accommodation

There are three very well appointed ensuite letting bedrooms. The first is on the ground floor, the other two bedrooms are on the first floor.

Completed in Summer 2023 and open from September, there is a one bedroom Lodge/Chalet, complete with open plan living/dining area with kitchenette, bathroom and kingsize bedroom. Externally the Lodge benefits from its own private decking area with views of the countryside and the sea, along with a hot tub.







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### External Details

The site extends to 0.9142 acres. There is currently parking for approximately 40 cars as well as a large garden area.

To the front of the property is picnic style seating for up to 24 customers.



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### Regulatory

Premises License



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### Planning Permissions

There is planning permission in place to erect a double storey extension adjacent to the main building which will house an additional six letting bedrooms.

<https://publicaccess.northumberland.gov.uk/onlineapplications/applicationDetails?keyVal=PZVLMVQS0LP00&activeTab=summary>

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### Staff

The business is owner operated by a husband and wife team, supported by a contingent of full and part-time staff. A full staffing schedule can be provided to seriously interested parties on request.

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### Trading Information

We are advised that turnover for the financial year ended 28.02.2024 was £619,000 net of VAT - accounts are currently being prepared and can be made available in due course.

Accounts for year ended 28.02.2023 show turnover of £575,313 net of VAT, with Net Profits of £108,385.

Accounts for year ended 28.02.2022 show turnover of £499,364 net of VAT with Net Profits of £111,696.

Full accounts will be provided to seriously interested and proceedable parties on request.

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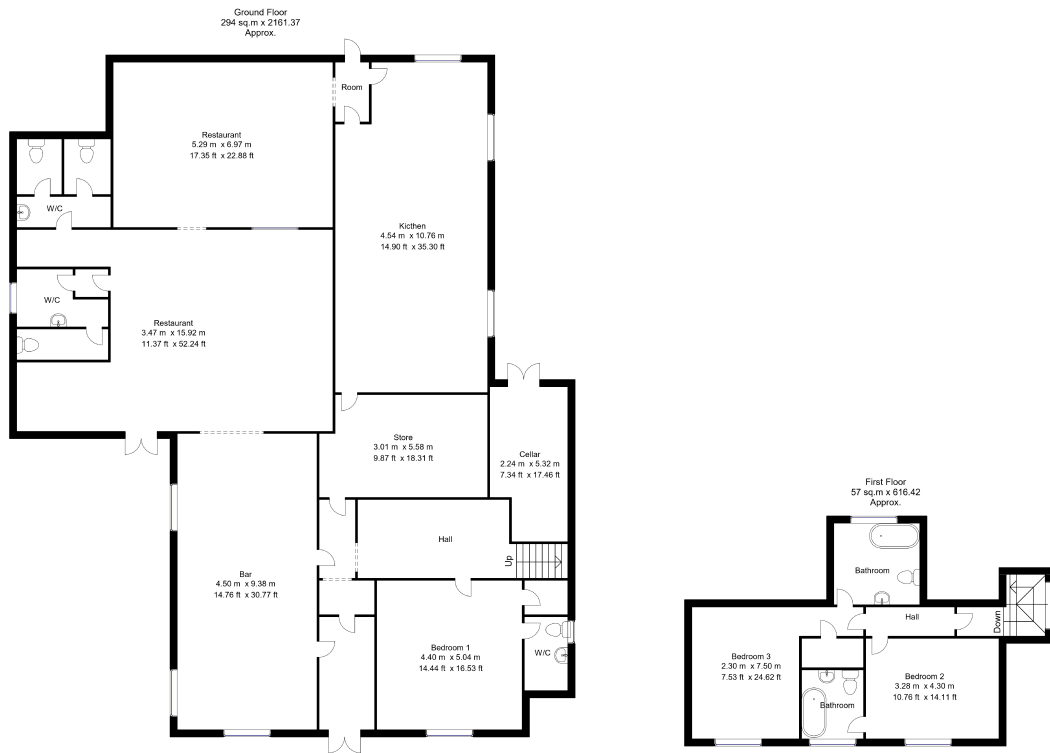
### Trading Hours

The business trades from 12.00noon to 11.00pm daily.

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### Business Rates

The Rateable Value is £16,500 as of 1 April 2023. Confirmation of actual rates payable should be sought from the Local Authority.



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. Specially 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 62019



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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:

### David Cash

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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