



## The Percy Arms

Ref: 6450532

Ross View, Main Road, Chatton, Alnwick, NE65 5PS

Freehold: £685,000

Restaurant and bar c.105 covers

5 luxury ensuite letting bedrooms

Turnover to Dec 2023 - £684k net of VAT

Decorated to a very high standard

Function Room and external seating

Parking for 22 cars - Energy Rating D



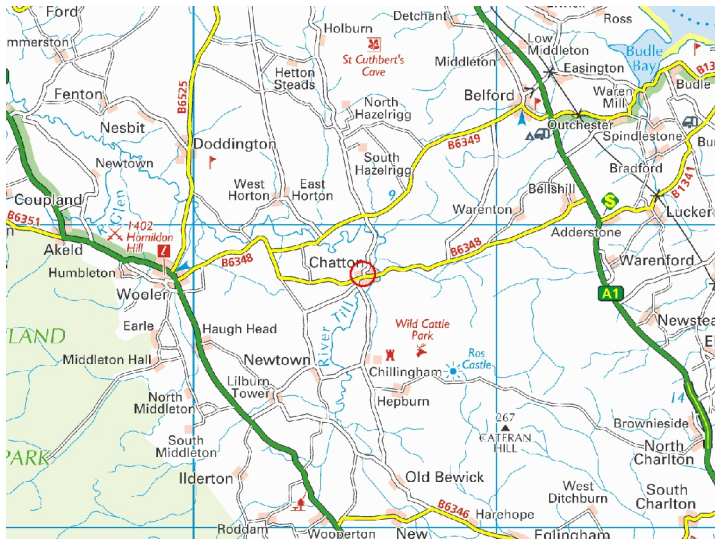
The Percy Arms is a large luxurious traditional pub hotel offering overnight stays and breaks, outstanding fresh and locally sourced food as well as handcrafted drinks.

With five exceptional bedrooms boasting ensuite unique country cottage styling and large super king sized beds, the Percy Arms has been decorated to a very high standard and is frequented by many locals and visitors to the area achieving excellent reviews on multiple websites.

The menus take inspiration from both rural and coastal surroundings, offering traditional homemade dishes striving to source ingredients as locally as possible. The food truly is worth travelling for. The fantastic team are trained in helping pair dishes with the appropriate drinks and fine wines.

The attractive stone building, was originally a Victorian coaching Inn and part of the Duke of Northumberland's estate, and is deceptively larger than its cottagey looks.

For further information on The Percy Arms offering, please see the business' dedicated website: <https://percyarmschatton.co.uk/>.



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### Location

The Percy Arms is situated in the heart of rural Northumberland, in the village of Chatton, with views out to the Cheviot hills. The property is located within close proximity to the A1, providing excellent access to Morpeth which is 37 miles south and Berwick Upon Tweed 20 miles to the north.

The coast is 15 miles to the east with the towns of Bamburgh and Seahouses, with the Northumberland National Park six miles to the west. There are seven golf courses within easy reach and many fine walks to be enjoyed in and around the village of Chatton itself, with elevated viewpoints over the surrounding countryside.

Being in close proximity to the spectacular coastline of the North East, National Park, historic Castles and Stately homes, The Percy Arms is the perfect place to explore everything the region has to offer.

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### The Opportunity

The Percy Arms presents a fantastic opportunity for an owner operator to replicate the way in which the business is currently operated. Equally, it could prove a solid acquisition for an expanding regional operator looking to grow their portfolio.

Benefiting from a number of income streams, and with trade from both locals and tourists, the business is already well established with excellent reviews and good reputation.

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### Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.



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### Internal Details

The ground floor level comprises of a bar area with seating comprising a mixture of sofas, tables, chairs and an open fireplace.

Through the bar are further dining areas with seating for c.40 covers plus standing, as well as two private dining areas for up to 24 guests in one and 16 in another, plus a 50 seat function room.



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### Ancillary Areas

Commercial grade kitchen, cellar, cold room, storage, office as well as customer WCs.







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### Letting Accommodation

There are five ensuite letting bedrooms, all individually styled to a high standard. All rooms feature a super king size bed with some rooms being able to accommodate additional beds to make them into family rooms.

All rooms have a TV, hospitality tray and ensuite with bath and shower facilities.



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**Regulatory**  
Premises Licence





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### Trading Hours

Monday & Tuesday  
Closed

Wednesday  
12.00noon to 10.00pm

Thursday – Sunday  
8.30am to 10.00pm

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### External Details

To the front of the property is a beer garden with benches for outdoor seating.

There is parking to the side and rear for 22 cars.







### Trading Information

We have been advised that turnover for year end December 2023 is £684k net of VAT.

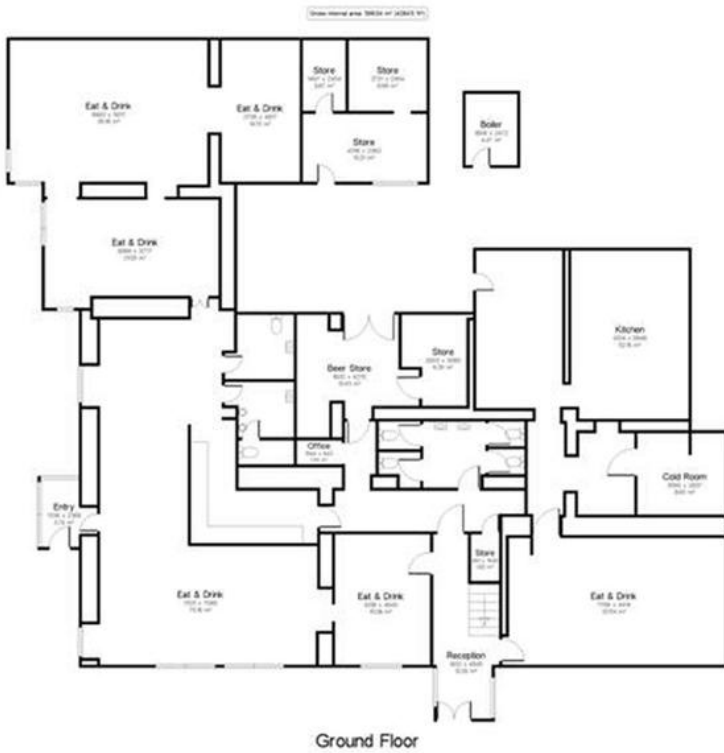
Trading Profit & Loss Accounts will be provided to seriously interested parties on request.

### Staff

The business is currently operated under management.

### Business Rates

The Rateable Value as of 1 April 2023 is £38,000. Confirmation of actual business rates payable should be obtained from the local Authority.



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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:

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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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