



## The Old Ship

63 Front Street, Newbiggin-by-the-Sea NE64 6NJ

- Freehold Traditional Bar with Letting Rooms
- 10 Bedrooms (5 en-suite Currently in Use)
- Floor Area 622 sq. m. (6,699 sq. ft.)
- Site Area 0.127 Hectares (0.314 Acres)
- Large Carpark Included
- Seafront Location with Ocean Views
- Large Outside Decking Area Leading onto the promenade
- Suitable for a Variety of other Uses inc Residential Development stpp

**Offers Over: £550,000**

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## Location

Newbiggin-by-the-Sea a small town in Northumberland, lying on the North Sea coast. Once an important port for shipping grain and a coal mining town, it is still a small fishing port making use of traditional coble boats. It is a popular coastal town and has a steady stream of tourism throughout the year.

## Description

The Old Ship is a traditional bar which serves food within the thriving tourist village of Newbiggin-by-the-Sea. There are 5 spacious en-suite guest rooms currently in use with an additional 5 guest rooms that require renovations.

The bar area is well-presented with fully equipped commercial kitchen. There is also a large outdoor decking area leading onto the promenade, where guests can enjoy food and drink outside with views of the bay.

There is huge scope to increase the current turnover by opening the front bar area and function room both currently not in use.

## Accounts

We have verbally been informed the current turnover is circa £200,000 per annum.

## Website / Social Media

Facebook – 4.4k Followers

## Staff

A family run business with the assistance of a few part time members of staff.

## Opening hours

Monday – Thursday 4:00pm – 9:00pm  
Friday – Sunday 4:00pm – 12:00 midnight

## Floor Area

622 sq. m. (6,699 sq. ft.)

## Site Area

0.127 Hectares (0.314 Acres)

## Price

Offers over £550,000

## Tenure

Freehold

## Rateable Value

The 2024 Rating List entry is Rateable Value £5,250

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band

Band A

## Fixtures and Fittings

Most trade fixtures and fittings will be included in the sale but it will be stock at valuation.

## Viewing

Strictly by appointment through this office.

## EPC Rating

TBC

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.

**Ref: H987 (Version 2)**

**Prepared: 19<sup>th</sup> April 2024**

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Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Bar / Seating Area	117.53	1,265.08
Ladies W.C	9.41	101.28
Mens W.C	8.17	87.94
Store	8.48	91.27
Staff W.C	4.65	50.05
Bar Function Room (Not in use)	142.50	1,533.85
W.C	5.73	61.67
Kitchen	32.92	354.34
Store	10.97	118.08
Store	3.01	32.39
Function Room (Not in use)	40.60	437.01
<b>Total</b>	<b>383.97</b>	<b>4,132.96</b>
<b>First Floor</b>		
Suite 1 en-suite shower room	23.27	250.47
Suite 2	14.64	157.58
Bathroom	7.0	75.34
Suite 3 en-suite shower room	14.6	157.15
Suite 4 en-suite shower room	15.54	167.27
Suite 5 en-suite shower room	16.59	178.57
Bathroom	7.77	83.63
Bedroom (Not in use)	23.35	251.33
Washroom (Not in use)	5.07	54.57
Store (Not in use)	5.48	58.98
Bedroom (Not in use)	9.15	98.48
Bath/Shower Room (Not in use)	11.27	121.30
Store (Not in use)	15.84	170.50
Bedroom (Not in use)	24.13	259.73
Bedroom (Not in use)	13.24	142.51
Kitchen (Not in use)	9.38	100.96
Bedroom (Not in use)	22.09	237.77
<b>Total</b>	<b>238.41</b>	<b>2,566.14</b>
<b>Net Internal Area</b>	<b>622.38</b>	<b>6,699.1</b>

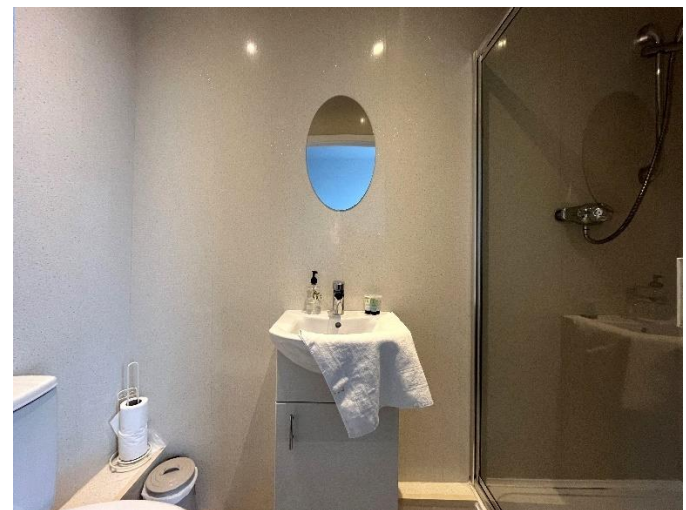
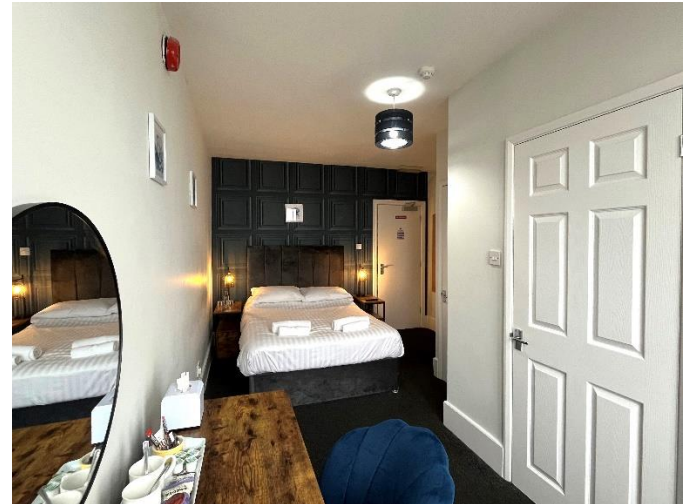
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