



**West Wylam Inn,
29 Front Street, Prudhoe, Northumberland NE42 5DQ**

- Public house with spacious three/four bedroom flat
- Rear yard with outdoor seating and detached garage
- Floor area 236.2 sq. m. (2,542.5 sq. ft.) / Site area 0.109 acres (441.1 sq. m.)
- Recently fully re-rendered and well presented throughout
- Exciting opportunity for both owner-occupiers and investors
- The site offers scope for a wide range of alternative uses STPP
- Prominent position on Front Street, Prudhoe town centre
- Freehold with vacant possession

Offers in the Region of £210,000 + vat

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Location

The property is situated on Front Street in Prudhoe, a well-established residential area within the Tyne Valley, Northumberland. Prudhoe is a popular commuter town located approximately 11 miles west of Newcastle upon Tyne and 12 miles east of Hexham, benefitting from strong road and rail links via the A695 and Prudhoe Railway Station, which provides regular services to Newcastle and Carlisle.

Front Street forms part of a busy local thoroughfare, with a mix of residential housing, local shops, convenience stores, and service-based businesses serving the surrounding community. The property enjoys a prominent roadside position opposite Asda Express Petrol Station with good visibility and passing traffic, as well as being within easy reach of local schools, amenities, and public transport connections. Prudhoe has a growing population and is part of the wider Tyne Valley catchment.

Description

The property comprises the West Wylam Inn, a substantial semi-detached public house with a pitched slate roof, prominently situated on Front Street, Prudhoe. The building is arranged over two floors plus basement providing a total floor area of approximately 236.2 sq. m. (2,542.5 sq. ft.).

The ground floor offers an open-plan bar/trading area, while the first floor provides a spacious three-bedroom flat, complete with kitchen and bathroom facilities. The basement includes a traditional beer cellar/storage area.

Externally, the property benefits from a rear yard with outdoor seating, together with a large detached garage, offering valuable additional storage or redevelopment potential (subject to planning). The property has recently been fully re-rendered and is well presented throughout, making it an attractive proposition for a variety of future uses.

Offered with vacant possession, the property presents a rare and exciting opportunity for both owner-occupiers and investors. While historically operated as a public house, the site offers scope for a wide range of alternative uses, including hospitality, retail, leisure, residential conversion, or mixed-use development (subject to the necessary planning consents).

Tenure

Freehold

Viewing

Strictly by appointment through this office

Price

Offers in the region of £210,000 + vat

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Bar	45.36	488.25
Pool Room	47.16	507.63
Ladies WC	8.82	94.94
Gents WC	12.0	129.17
First Floor		
Living Room	19.68	211.83
Kitchen	7.92	85.25
Bedroom	15.6	167.92
Bedroom	13.63	146.71
Bedroom	6.86	73.84
Bedroom	No Access	No Access
Bathroom	10.14	109.15
Basement		
Stores	49.04	527.86
Total	236.21	2,542.54

Sita Area

0.109 acres (441.1 sq. m.)

Title Number

ND112384

Rateable Value

The 2022 Rating List entry is Rateable Value £5,500

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 A

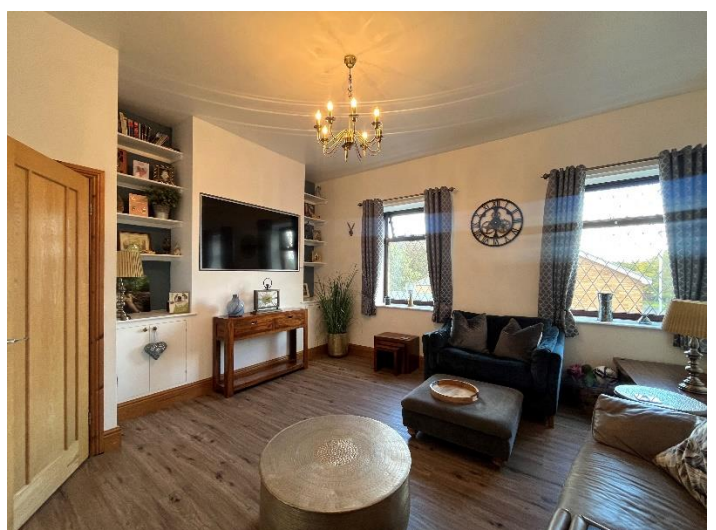
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref I317 (Version 1)

Prepared 02nd October 2025

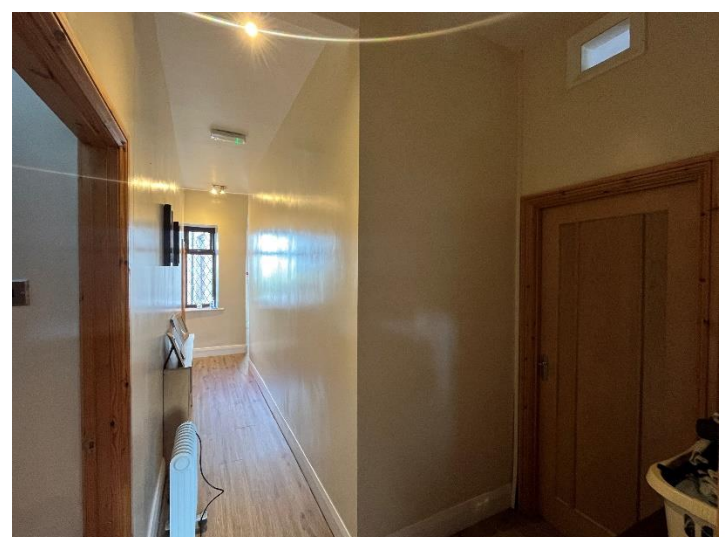
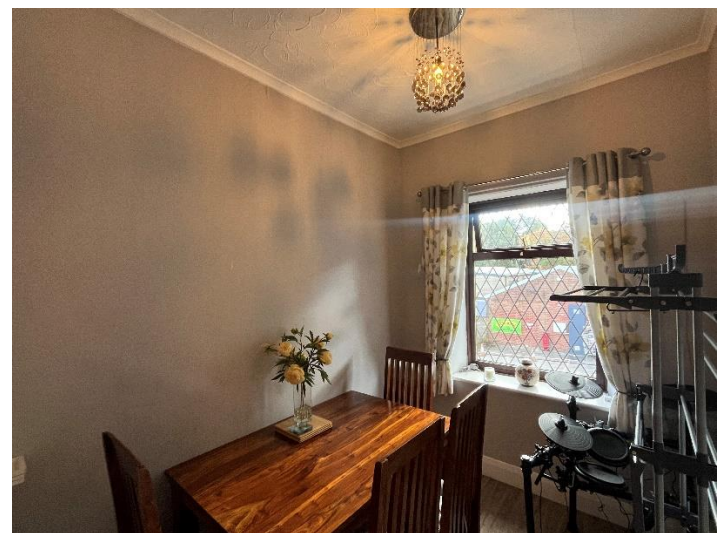
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