



## Samson Inn

Ref: 6450486

Gilsland, nr Brampton, Northumberland, CA8 7DR

Freehold: £295,000

Popular Tourist Location near Hadrians Wall

Pub Restaurant with 4 ensuite rooms

Purchase includes 2 bedroom flat

Turnover Y/E 30 April 2022: c.£300,000

Car parking and beer garden

Recently refurbished. Energy Rating C



Originally a Coaching Inn established in the 17th Century, then rebuilt and re-branded after a famous steam engine when the railways arrived, the Samson Inn has been welcoming travellers for centuries.

The business benefits from multiple income streams by way of wet, dry and accommodation sales and is supported by local custom but more heavily by tourists to the area, particularly during the summer months.

A Premises Licence prevails allowing sale by retail of alcohol for consumption on and off the premises, and the playing of live and recorded music (Monday to Saturday - 11.00am to 1.00am).

**\*Please note the business is currently not trading.**



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### Location

The Samson Inn occupies a prominent roadside position on the B6318, in the village of Gilsland, approximately 20 miles west of Hexham, and 18 miles east of Carlisle. Situated on Hadrian's Wall and close to the Northumberland National Park, Gilsland is a popular tourist destination ideal for exploring the North Pennines, Eden Valley and the Scottish Borders.

The Hadrian's Wall National Trail passes just 50 metres from the pub and has an annual footfall of approximately 50,000. All the important Roman sites are within easy reach of the village, including Vindolanda, Housesteads, Birdoswald and The Sill centre.

For cyclists, the property is located on the popular 72 cycle route at the eastern edge of Gilsland.

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## Internal Details

The business provides bar and dining facilities, with log burning stoves in the bar area. The bar has seating for 40 with the snug providing further seating for 10. The restaurant has table and chair seating for up to 20.

There is a commercial grade catering kitchen with separate walk-in cold room, pantry and preparation/storage areas.

**Ancillary areas** include a beer cellar, wash up area, customer toilets (including an accessible toilet) and two external storage facilities.

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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.





### Letting Accommodation

Stairs lead to four ensuite bedrooms. All rooms are stylishly decorated and offer ensuite showers, high quality Hypnos beds and mattresses, tea and coffee making facilities, flat-screen TVs and free Wi-Fi.

### Other Floors

On the second floor there are two attic storage rooms which previously had building control consent to convert to more letting accommodation.

### Owner's Accommodation

Two bedroom flat with open plan lounge/kitchen and bathroom. The flat provides ideal owner's/manager's accommodation or potential letting income.

\*The flat is currently rented out on a standard AST at £500pcm.





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### External Details

Externally there is a large stone built shed, enclosed beer garden and private car park for approximately 15-20 cars.

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### The Opportunity

An exciting opportunity to purchase this delightful and extensively refurbished village pub with four modern ensuite guest rooms, in a popular tourist location just 50m from Hadrian's Wall National Trail.

This business has been owned and operated by the current owners for the last nine years during which time they have undertaken an extensive refurbishment and re-fit project to the pub and restaurant areas, as well as the B&B accommodation. The sale includes all fixtures and fittings and produces a healthy, stable and steadily increasing turnover which enjoys a balanced split between income streams. The business has undoubted potential for further development and diversification.



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### Trading Information

The business is currently closed.

Net Turnover for the year ending 30.04.2022 was c.£300,000. Further trading information is available on request.

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### Business Rates

The Rateable Value as of 1 April 2023 is £12,650. Confirmation of actual business rates payable should be obtained from the local Authority.

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### Planning Permissions

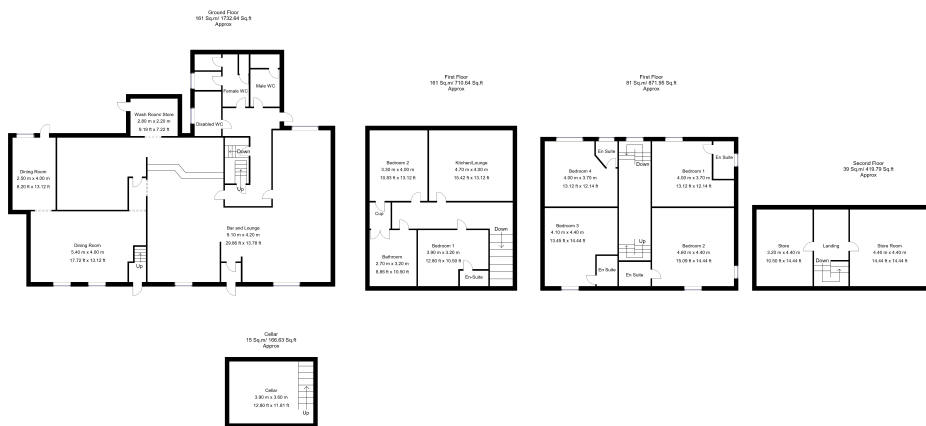
The property previously had conditional building control permission to extend the letting accommodation.

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### Regulatory

Premises Licence  
Food Hygiene Rating 5





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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:

### Marslie McGregor

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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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