



The Bay Horse Inn

*2 Bridge End, West Woodburn
Hexham
NE48 2RX*

Freehold: Offers Over - £295,000

Leasehold: £50,000

Annual Rent: £26,000

Ref: 6450544

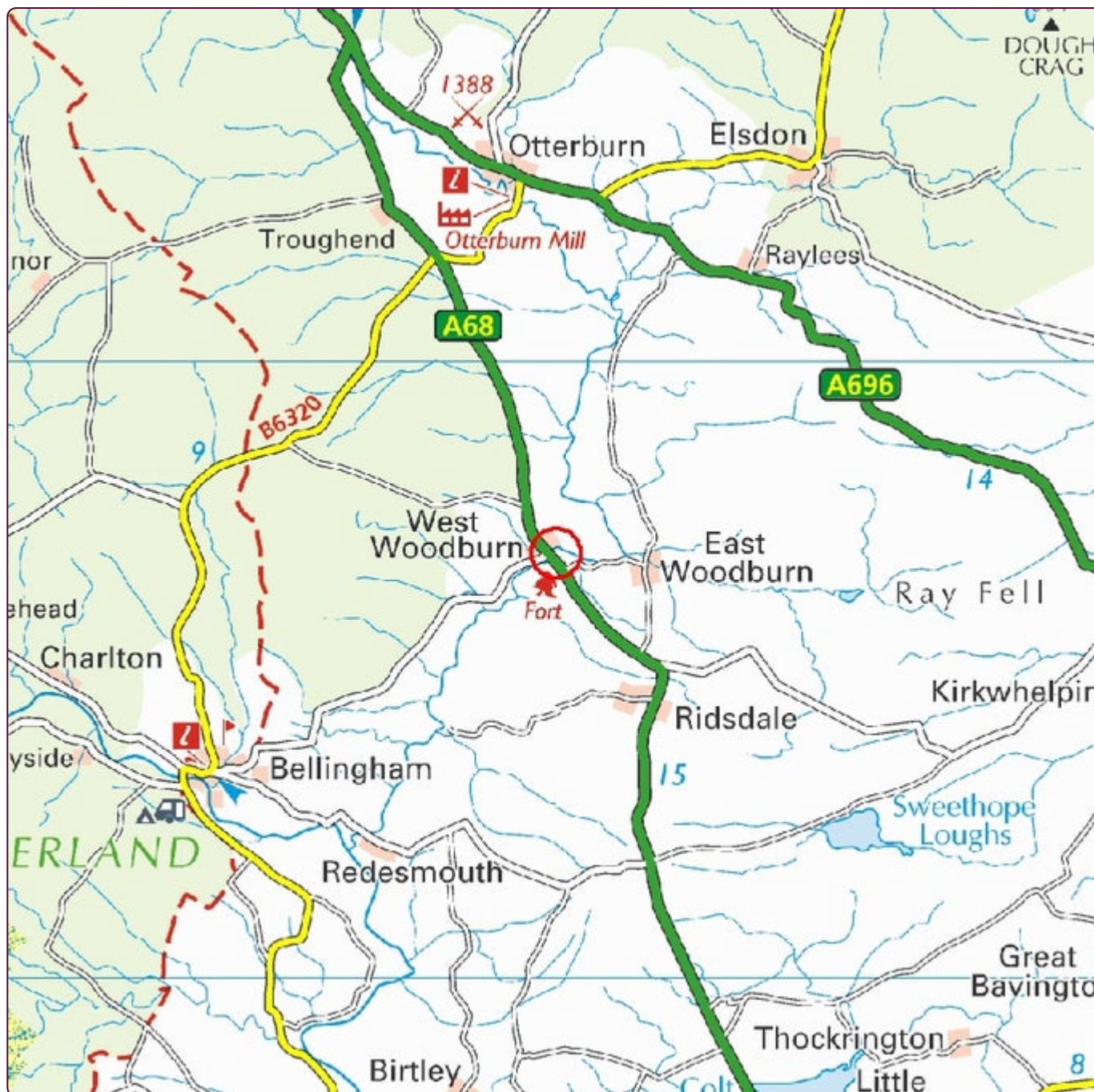
KEY HIGHLIGHTS

- Pub & Restaurant with 7 Letting Bedrooms
- Located on Major Arterial Route (A68)
- Turnover Y/E 31.08.2024 - c.£358,00
- Extensive Grounds with Parking for 15
- Site size 0.812 acres
- EPC Rating A

LOCATION

The Bay Horse Inn occupies a prominent roadside position on the A68, a major arterial route north to the Scottish Borders and south to Darlington, within easy reach of the commercial centres of the North East. Four miles from Otterburn, 19 miles from Kielder, 20 miles from Corbridge and just 24 miles from Newcastle Airport.

The A68 is rated one of the best driving routes in the country and is therefore popular with tourists, boasting spectacular views. There are a number of small villages nearby, as well as some very popular wedding venues such as Le Petit Chateau, Woodhill Hall and Otterburn Castle.





THE OPPORTUNITY

The Bay Horse Inn presents an excellent opportunity for an owner operator to take on an established business that is trading well but by no means to its full potential. Equally, it could prove a solid acquisition for an expanding regional operator looking to grow their portfolio.

Benefitting 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.

After many years of hard work in the hospitality industry, the owners are now looking to retire.

DESCRIPTION

The Bay Horse Inn, West Woodburn, is a historic 18th Century coaching Inn, full of charm. On the ancient Roman route to Scotland, the Inn is positioned by the River Rede in Northumberland's Cheviot Hills.

With seven ensuite letting rooms, and it's position on the A68, The Bay Horse Inn makes it an ideal stop-over for travellers enroute to and from Scotland and for those exploring the wider Northumberland region.

Well supported by the local community, the Inn is well renowned for its food offering, particularly the Sunday Carvery.

For further information, please click the link to the business' dedicated website [Bay Horse Inn](#)

INTERNAL DETAILS

The ground floor comprises a bar with seating for 40 customers in a traditional setting. A games room is located to the rear together with a separate dining room with seating for 70.

Ancillary areas include: Commercial grade catering kitchen, beer cellar and customer toilet facilities

*Please note the property has been repainted internally subsequent to photos taken.

LEASEHOLD OPTION

The property is available TO LET for a minimum of 10 years, on a full repairing and insuring basis.

Ingoing premium: £50,000

Annual rent: £26,000

The rent reviews will feature in the lease and the mechanism will be upwards only to market rent or RPI linked (whichever the greater). Full terms to be negotiated.

Rent deposits and/or personal/cross-company guarantees may be sought dependant upon the prospective tenant covenant strength.

Tenant incentives (i.e. rent free period or stepped rent) may be available subject to proposed tenant covenant strength.





FIXTURES & FITTINGS

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

The Property benefits from a Biomass system which cost £77,000 to install in March 2015. An RHI contract is in place with an income of approximately £9,000 per annum until c.2034.



TRADING HOURS

Sunday to Thursday
10.30am –11.00pm

Friday & Saturday
10.30am –12.00am

STAFF

The business is run by one of the owners part-time, with the support of a team of full and part-time staff.

A full schedule of employees can be provided to seriously interested parties on request.

LETTING ACCOMMODATION

The first floor contains seven letting bedrooms: two family rooms and five twin/double rooms. Predominantly used by tourists and those attending weddings in the nearby villages, the bedrooms have good occupancy levels.







EXTERNAL DETAILS

The garden stretches down to the river and contains a grassed area equipped with garden tables.

There is on-site parking to the front for 15 cars.

TRADING INFORMATION

Accounts for the last three years show a consistently net turnover of c.£350,000. Further information can be provided on request.

BUSINESS RATES

The Rateable Value as at 1 April 2023 is 11,750.

Confirmation of actual rates payable can be obtained from the local Authority.

REGULATORY

Premises License

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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E: enquiries@christiefinance.com

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CONTACT

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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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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

