



The Carts Bog Inn

Ref: 6450491

Langley-on-Tyne, Hexham, NE47 5NW

Freehold: £350,000

Leasehold: POA, Annual Rent: £12,000

Country pub/restaurant

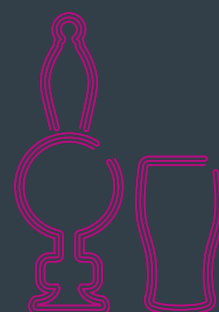
Picturesque Tyne Valley location

Turnover c. £5k per week net of VAT

1.2 acre site inc. car park & beer garden

Owner's accommodation with 2-3 bedrooms

Energy Rating D



Description

Built in 1775, this two storey stone built public house has the main public areas to the ground floor and owner's accommodation above. It retains a huge amount of period features and charm such as exposed internal stone walls and flooring with original beams and joists.

The business benefits from good local trade. Throughout the summer there is trade from tourists travelling to and from the Lake District via Hartside.

Location

The Carts Bog Inn is located approximately eight miles to the west of Hexham and is set amongst some spectacular Northumberland countryside. It is situated on the A686 between Haydon Bridge and Alston and is regarded as one the top 10 most scenic stretches of road in England.





Internal Details

On the ground floor there is a bar, pool room and restaurant. The bar incorporates the main bar severely and has an open fire set within an open stone fire place, bench seating and free standing chairs accommodate approximately 30 customers and the room retains many of its original features such as beams and exposed stone work.

The restaurant is accessed directly from the bar and comprises of two separate areas seating a total of approximately 50 customers. The main area has a wealth of period features such as beams, lintels, stone windowsills and exposed stone walls.

The lower area has upholstered bench seating, exposed stone walls and beams, horse brasses and the food counter and has a lovely view of the open fire in the main bar.

The pool room is slightly more modern but still retains the period feel of the rest of the pub, there are tables and chairs, wood panelling to the walls and wood flooring.

Ancillary areas include customer toilets to the ground floor as well as the beer cellar and a good sized catering kitchen.



External Details

The pub is set on a site of approximately 1.2 acres and includes a very generous lawned beer garden to the rear of the property which enjoys very pleasant view across the country side and includes a covered timber built smoking area.

To the front and side of the property there is ample car parking for approximately 50 cars which also has a licence for caravanning & camping. There is a large storage shed in the back garden and solar panels providing electricity to the business.

The garden is used for marquee events, including weddings, birthdays and Bogfest, external electric points facilitate temporary outside facilities.

Owner's Accommodation

On the first floor there are four rooms and a bathroom. These rooms could be put to a variety of uses including the possibility of conversion to letting rooms for which there is a huge demand in the area.



Staff

The pub is owner-operated with the help of a small team of staff.

Trading Hours

The pub trades on very limited hours due to the circumstances of the vendors, but demand for extended hours is definitely there.

Fixtures & Fittings

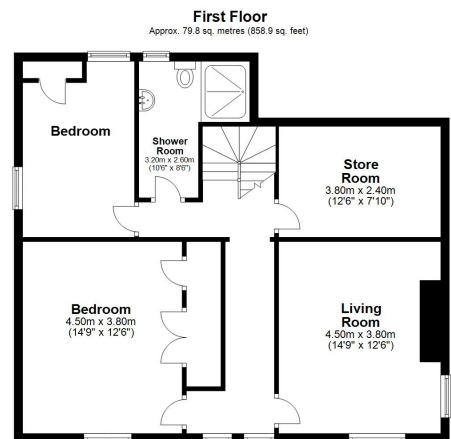
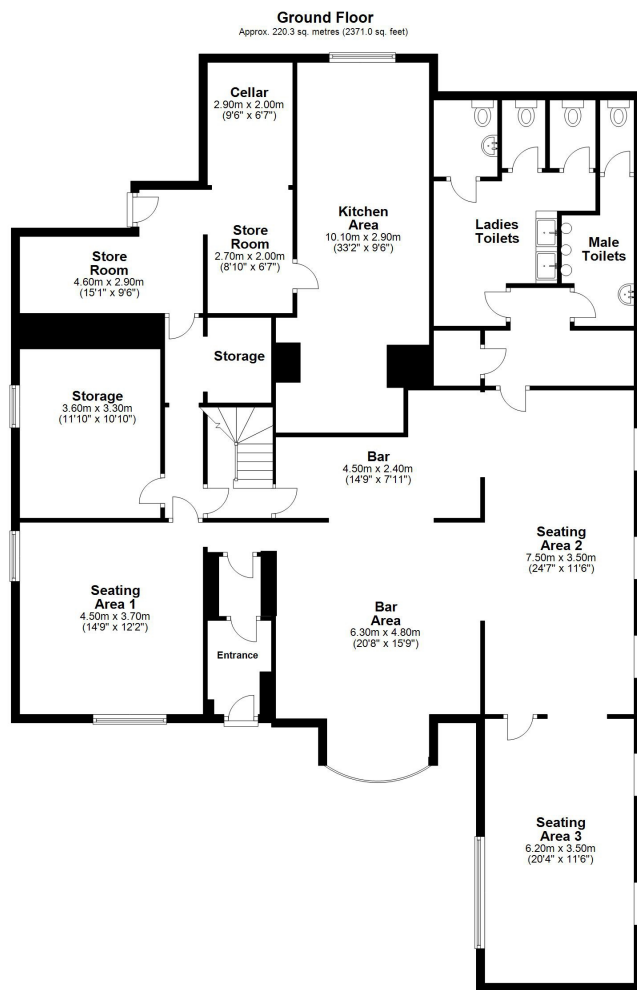
Fixtures and fittings are included with the exception of items that are personal to our clients.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.







Total area: approx. 300.1 sq. metres (3229.9 sq. feet)

NOTE: plans are for illustration purposes only and are not to scale
Plan produced using PlanUp.

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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:

David Cash

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Newcastle



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.



For full information on Christie Insurance please call 03330 107189