ANGLERS ARMS

Sheepwash Bank, Stakeford, NE62 5NB

FREEHOLD: £175,000 OFFERS OVER | REF: 6450571

KEY HIGHLIGHTS

- Vacant pub with views of the River Wansbeck
- Fully equipped commercial grade kitchen
- 5 en-suite letting rooms on the first floor
- Substantial external trade area at the front
- Car park to the rear of the property
- Ground floor bar with separate lounge/restaurant

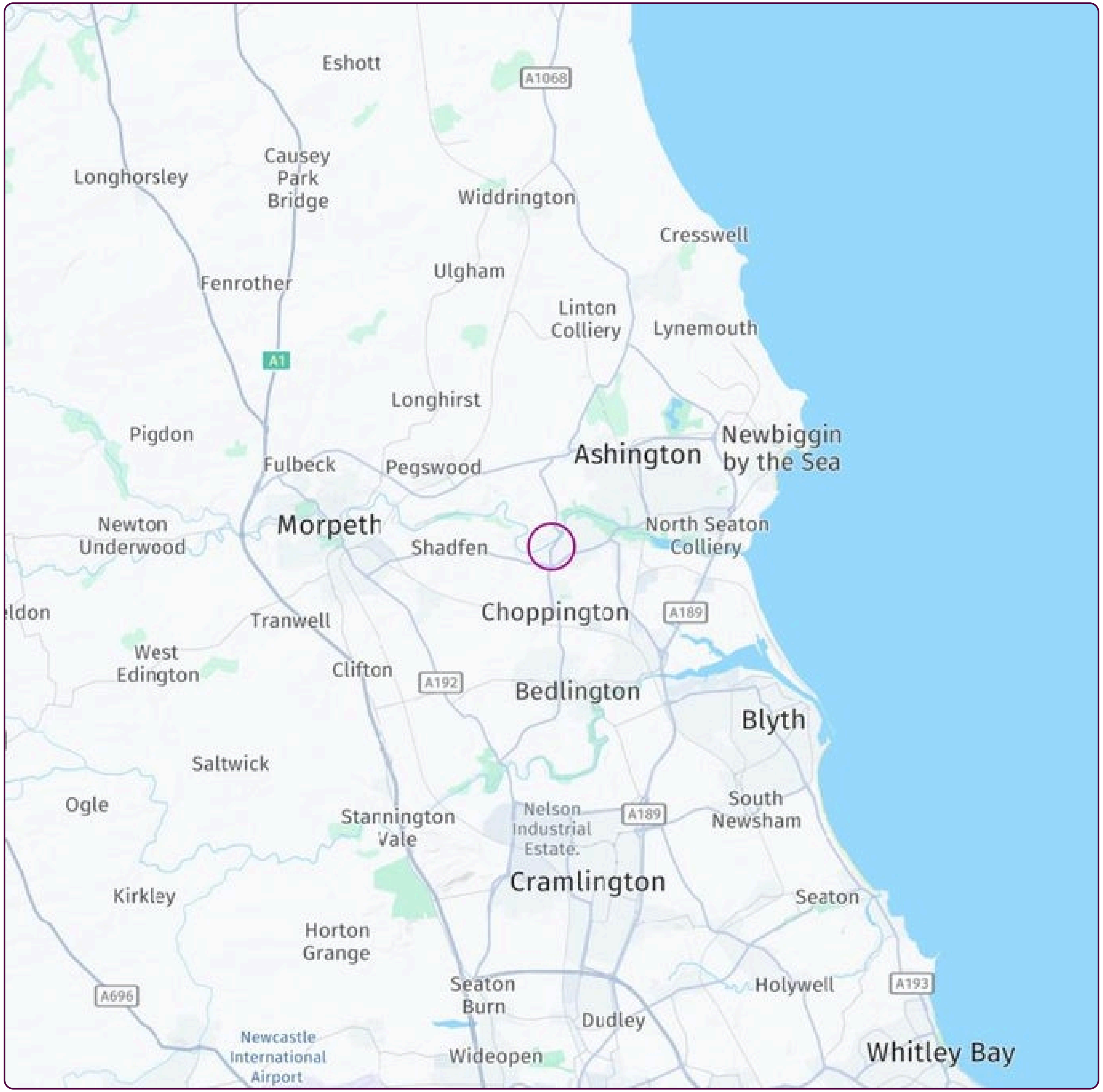
LOCATION

The Anglers Arms is located in Stakeford, Northumberland, positioned next to the River Wansbeck within a highly dense residential area.

The property benefits from convenient transport connections via Sheepwash Bank and nearby links to the A196 and A189, providing access to Morpeth, Ashington and Blyth.

Nearby points of interest in the local area include Wansbeck Riverside Park and Woodhorn Museum, supporting additional visitor activity alongside local trade.

Public transport is available through regular bus services, with further regional connectivity via rail from Morpeth.



DESCRIPTION

The Anglers Arms is a vacant village pub with a clear frontage onto Sheepwash Bank, featuring an external trade area to the front and a car park to the rear. The building offers ground-floor drinking and dining areas with five letting rooms above, and is well-suited for reinstatement as a local pub serving Stakeford and the wider Northumberland area.

THE OPPORTUNITY

The Anglers Arms presents a strong opportunity for an incoming operator to re-establish trade, with potential to develop both drinking and dining income, along with revenue from the five letting rooms.

INTERNAL DETAILS

The ground floor comprises two trade areas, including the main drinking area alongside a separate dining room both served by a centrally positioned servery.

Ancillary areas include a fully fitted, commercial kitchen, beer cellar and multiple storage areas

LETTING ACCOMMODATION

The first floor provides five ensuite letting rooms.

EXTERNAL DETAILS

The pub sits on a c.0.4 acre plot and benefits from a car park to the rear and beer garden to the front.

OTHER PROPERTY

The bungalow on site is NOT included in the sale.

FIXTURES & FITTINGS

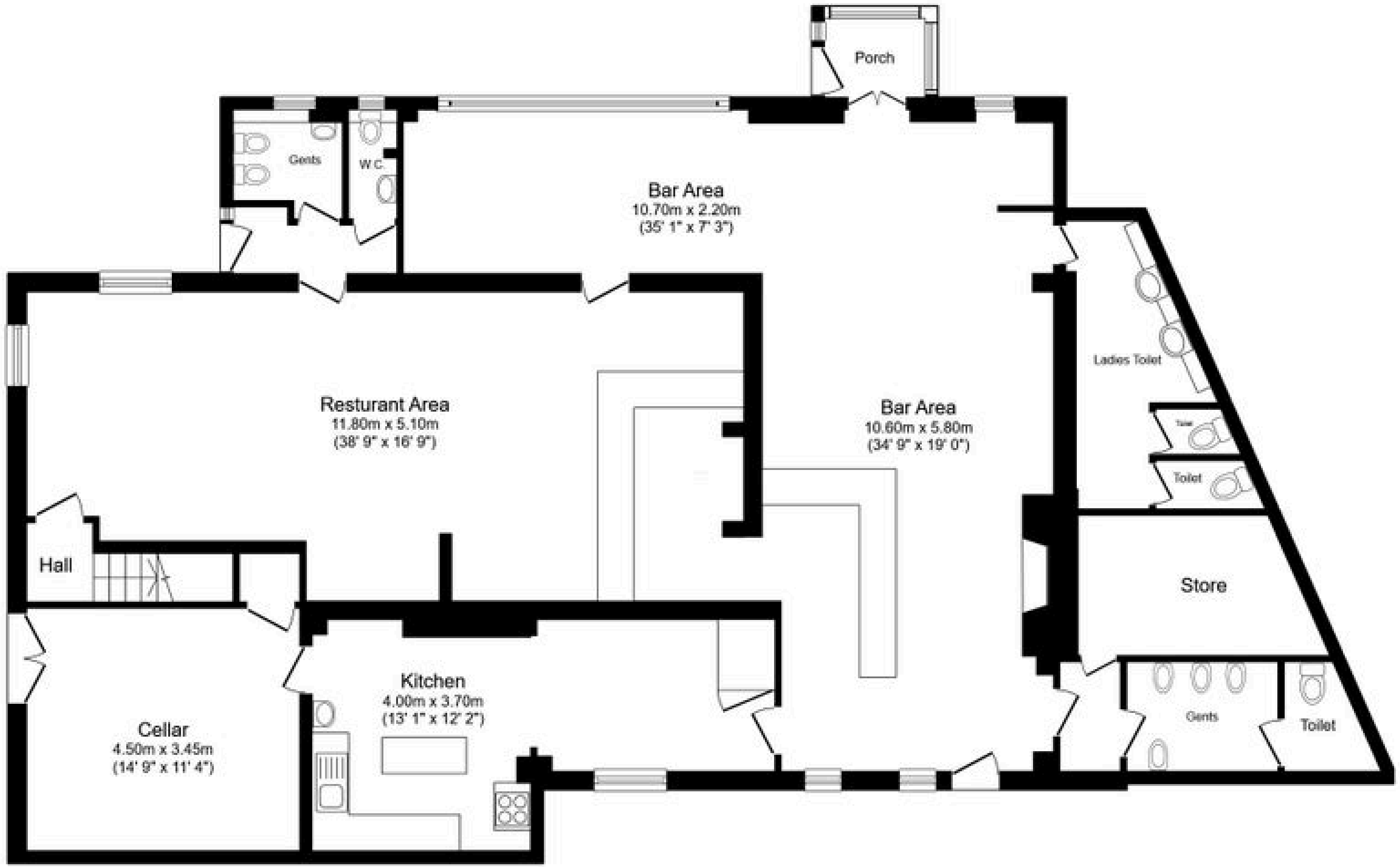
We are advised that all fixtures, fittings & equipment are free from lease/hire purchase agreements and are included in the sale

TENURE

Freehold

BUSINESS RATES

The Rateable Value as per April 2023 Ratings List is £5,400. Confirmation of actual Rates Payable should be sought from the Local Authority.

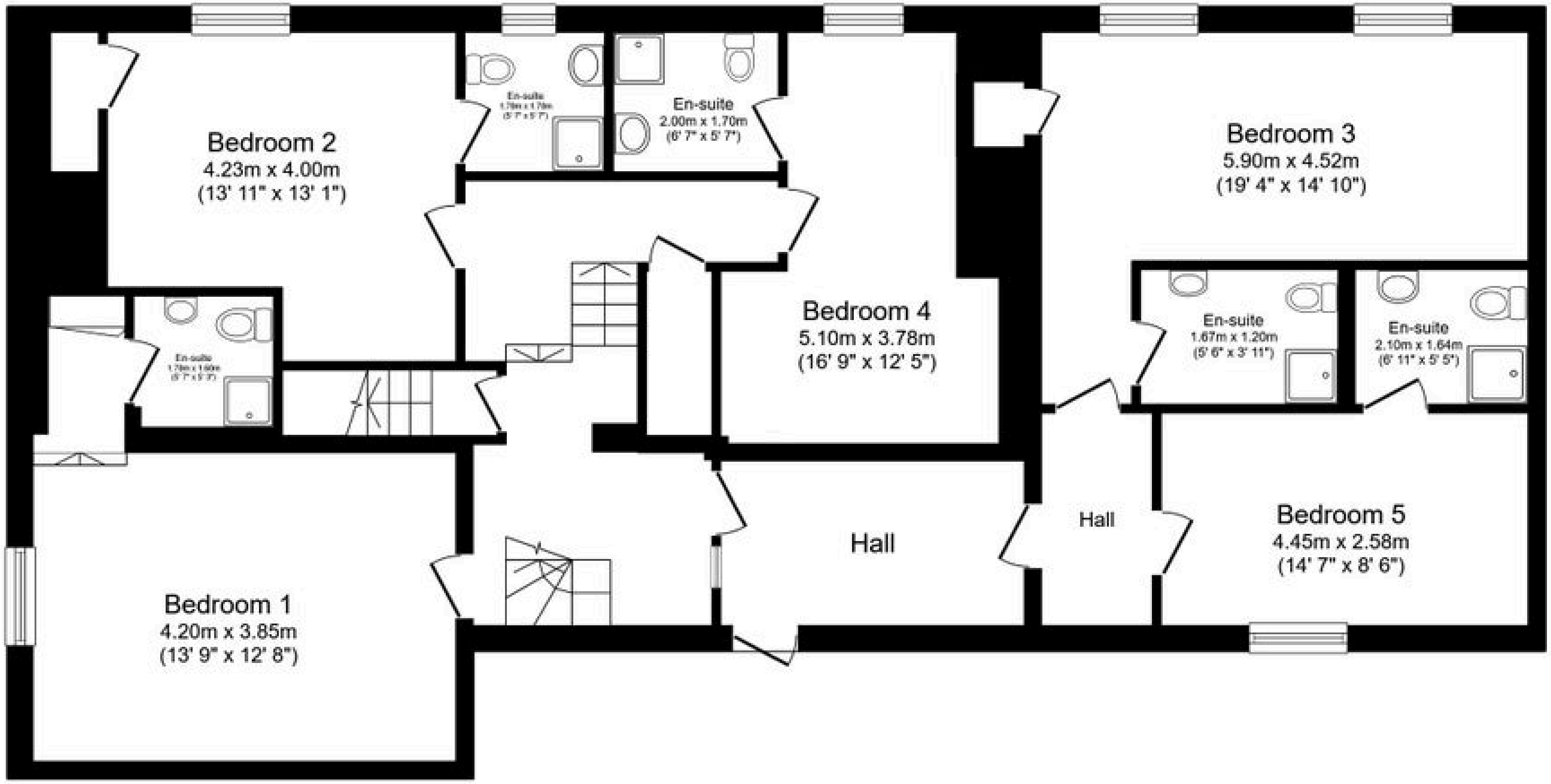


Floor Plan

Floor area 217.8 sq.m. (2,344 sq.ft.)

Total floor area: 217.8 sq.m. (2,344 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Floor Plan

Floor area 138.8 sq.m. (1,494 sq.ft.)

Total floor area: 138.8 sq.m. (1,494 sq.ft.)

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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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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.

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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