



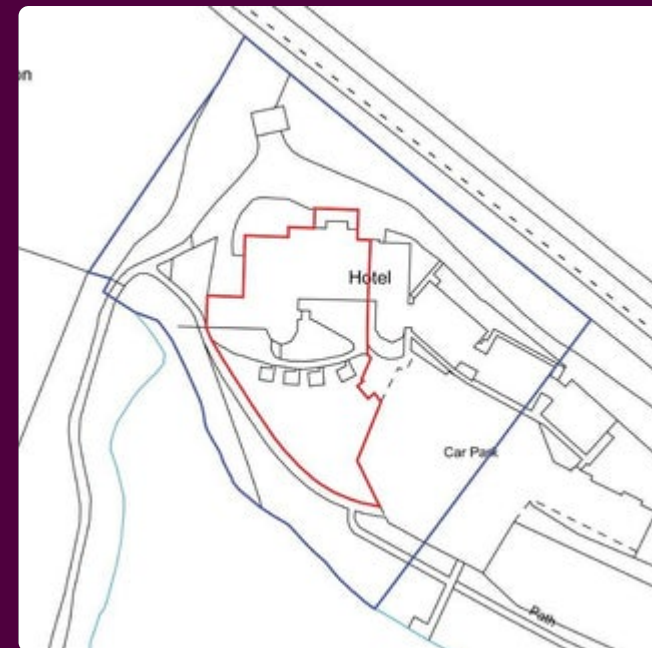
WOODHORN GRANGE COOKHOUSE AND PUB

Queen Elizabeth II Country Park, Woodhorn, Ashington, NE63 9AT

LONG LEASEHOLD: £650,000 PLUS VAT | REF: 6467101

KEY HIGHLIGHTS

- Turnkey operation set in a Country Park
- Adjacent to Premier Inn (82 rooms)
- Well supported by locals and tourists
- Long Leasehold
- 200 Covers internally, 140 external
- Fully Licensed | Energy rating C

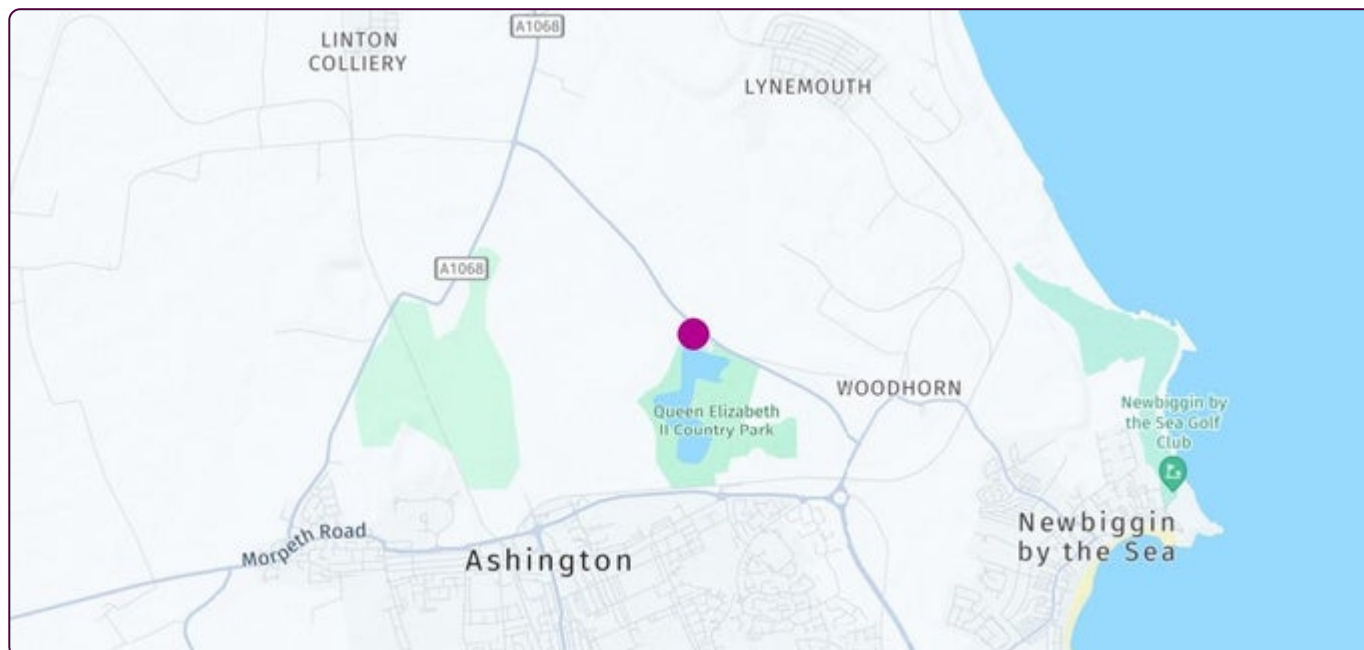


LOCATION

The Cookhouse & Pub in Ashington is located just off the A189 Spine Road, in the Woodhorn Grange Country Park overlooking the Queen Elizabeth II Lake, providing convenient access from surrounding areas across Northumberland.

It is situated next to the Premier Inn Ashington Hotel, as well as several caravan and holiday parks in the area, making it a practical choice for both travellers and local visitors.

The site is a short drive from Ashington town centre and nearby retail and leisure facilities, with good connectivity to key routes linking to Newbiggin-by-the-Sea, Blyth, Whitley Bay and Newcastle.



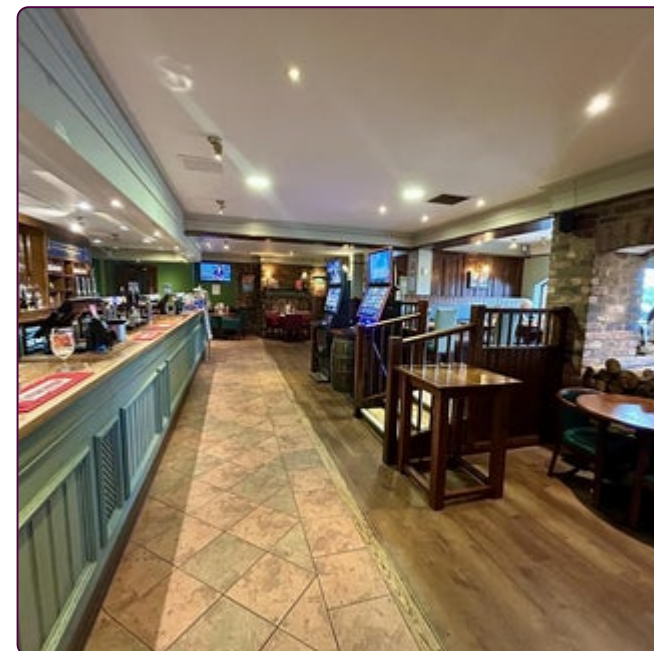
DESCRIPTION

Woodhorn Grange Cookhouse & Pub in Ashington is a modern, purpose-built bar and restaurant designed to accommodate high volumes. The building is of contemporary construction, with a mix of brick, render and large glazed sections.

The property is linked to the adjacent Premier Inn, providing a valuable and consistent source of additional trade.

This convenient connection encourages hotel guests to utilise the restaurant for breakfast, lunch, and evening dining, enhancing occupancy-linked revenue potential.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the space provides around 200 covers within a largely open-plan layout. These include a mix of booths and freestanding tables.

The bar and servery area sits as a central focal point within the building, with clear views across the restaurant.

To the rear of the building, there is a separate internal play area designed for families, enhancing the family-friendly nature of the business and providing a strong draw for repeat custom and extended dwell time.

Ancillary areas include: fully equipped commercial kitchen sized, prep areas, cellar, storage, staff facilities, and customer amenities.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Bar/restaurant opening hours:

Monday - Saturday: 11:30am - 11:00pm

Sunday: 12:00pm - 10:30pm

Breakfast service (linked to Premier Inn trade):

Monday - Friday: 6:30am - 10:30am

Saturday - Sunday: 7:00am - 11:00am

THE OPPORTUNITY

The property presents a strong opportunity for a buyer to acquire a well-established, purpose-built hospitality unit in an attractive and well-connected leisure setting.

With approximately 200 internal covers and a further 140 externally, alongside a dedicated internal play area, the site is ideally configured to attract a wide demographic, particularly families and group diners.

Its proximity to the adjacent Premier Inn and Queen Elizabeth II Lake, provides a consistent stream of customers, including overnight guests seeking convenient breakfast, lunch and evening dining options as well as locals and tourists visiting the area.

Combined with its modern construction, efficient internal layout and established trading environment, the site offers a compelling opportunity for a buyer to benefit from both reliable base trade and seasonal uplift, with further potential to grow under proactive management.



T&C'S LINK

[Click Here for Terms and Conditions](#)

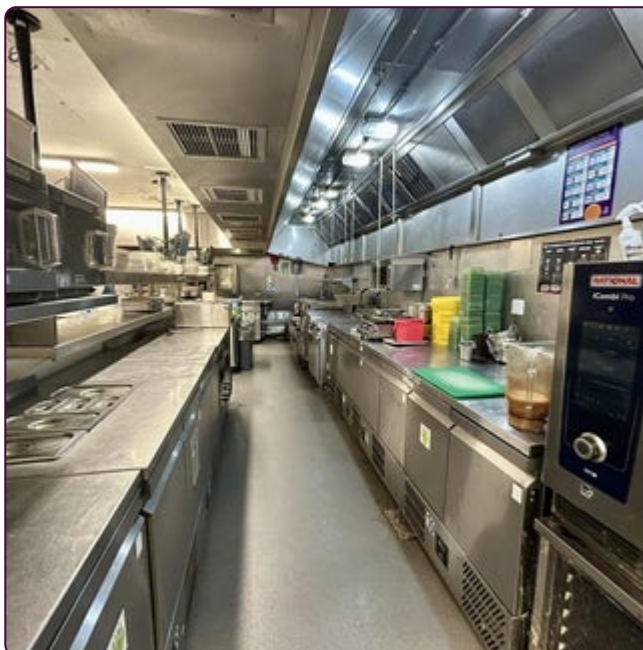
EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking
- A well-presented external seating / patio area, (c.140 covers)
- Prominent signage and roadside visibility
- Attractive landscaped surroundings

The property occupies a highly attractive position adjacent to the Queen Elizabeth II Country Park, centred around a 16-hectare lake that serves as a major local leisure destination.

The lake and surrounding parkland attract a steady flow of visitors throughout the year, with walking, fishing, and wildlife activity underpinning consistent footfall, while organised uses such as angling clubs, water sports and open-water swimming events drive increased activity during the spring and summer months. This established draw, combined with the site's proximity to the adjacent Premier Inn and wider tourist attractions such as Woodhorn Museum, positions the property as a strong destination venue.

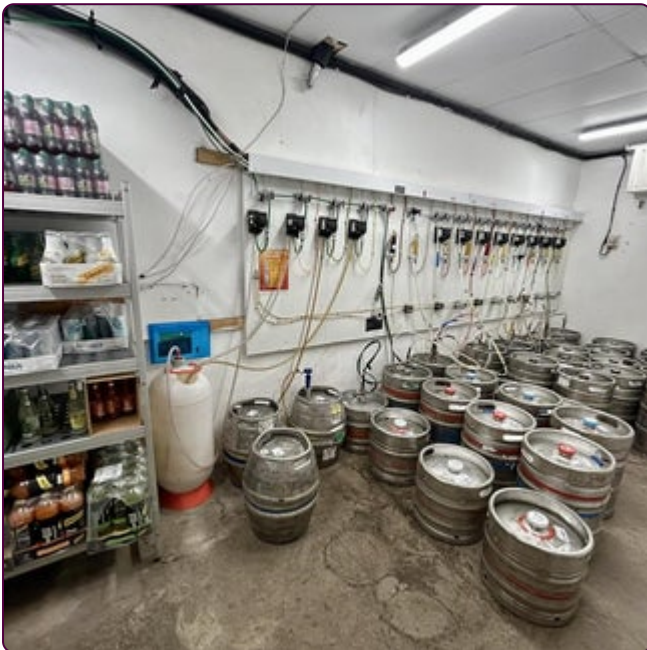


TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

REGULATORY

Premises Licence.



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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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

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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.

