



The Railway Tavern

Ref: 6450509

42 Regent Street, Blyth, NE24 1LS

Freehold: £185,000

Well Presented Wet Led Pub in Prime Location

3 Bedroom Accommodation

Large Open Bar with seating for approx 70

External Trading Area

Fully Fitted Turnkey Opportunity

EPC Rating C Fully Licensed



The Railway Tavern is a detached two storey brick building with loft annex. Traditionally decorated and well maintained throughout, the pub attracts customers primarily from the local area. With its prominent town centre position and close to the Keel Row Shopping Centre, the Railway Tavern is a popular establishment both day and night.



Location

The Railway Tavern is located on Regent Street in the town centre of Blyth, Northumberland. Approximately 13 miles northeast of Newcastle upon Tyne, Blyth lies on the coast to the south of the River Blyth with a population of about 37,000.

The Opportunity

The Railway Tavern presents an excellent opportunity for an owner-operator to operate along the same lines as the current owner.

Alternatively, an experienced operator, perhaps with multiple sites, could expand the current offer and look to run as a managed house.

An investor may look to purchase the premises and let it to an operator.

Internal Details

The property briefly comprises of a porch style entrance which leads into the main bar area, with seating for approximately 70 covers, a small snug area with seating for approximately 10 covers and a pool/snooker area. Access to a private beer garden is at the rear of the building.

Ancillary areas include a large external cellar, customer toilets and storage facilities.





Owner's Accommodation

The well-presented private accommodation consists of three bedrooms, a fully equipped kitchen, bathroom and living area all with gas central heating.

Tenure

The property is being offered for sale on a vacant possession basis.

Fixtures & Fittings

The Railway Tavern is offered for sale as a fully fitted Pub. Fixtures and fittings are included in the sale. Any third party items, such as till systems, gaming machines, dispense equipment, sound systems etc, will be excluded.

External Details

To the rear of the property is a private and enclosed beer garden (approximately 50 covers) with a small covered deck area.

Business Rates

The Rateable Value as of 1 April 2023 is £20,000. Confirmation of actual rates payable can be obtained from the local Authority.

Regulatory

Premises License



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

Business Agent - Pubs & Restaurants

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

Newcastle



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