



The Angel Inn

- Historic market town centre situation
- Wet-led community local
- Turnover £273,810
- 4 bedroom domestic accommodation
- Large beer garden to rear
- Energy Rating C

4 High St, Wooler, Northumberland, NE71 6BY

Freehold: £350,000

Ref: 6450552

LOCATION

The Angel Inn occupies a prominent position on the High Street in the sought after market town of Woole, Northumberland and forms part of a long-established licensed circuit, with other Pubs & Hotels nearby.

Woole sits on the edge of the Northumberland National Park near the Cheviot Hills. Fondly referred to as a 'walkers paradise' the town is well positioned for exploring the nearby countryside.

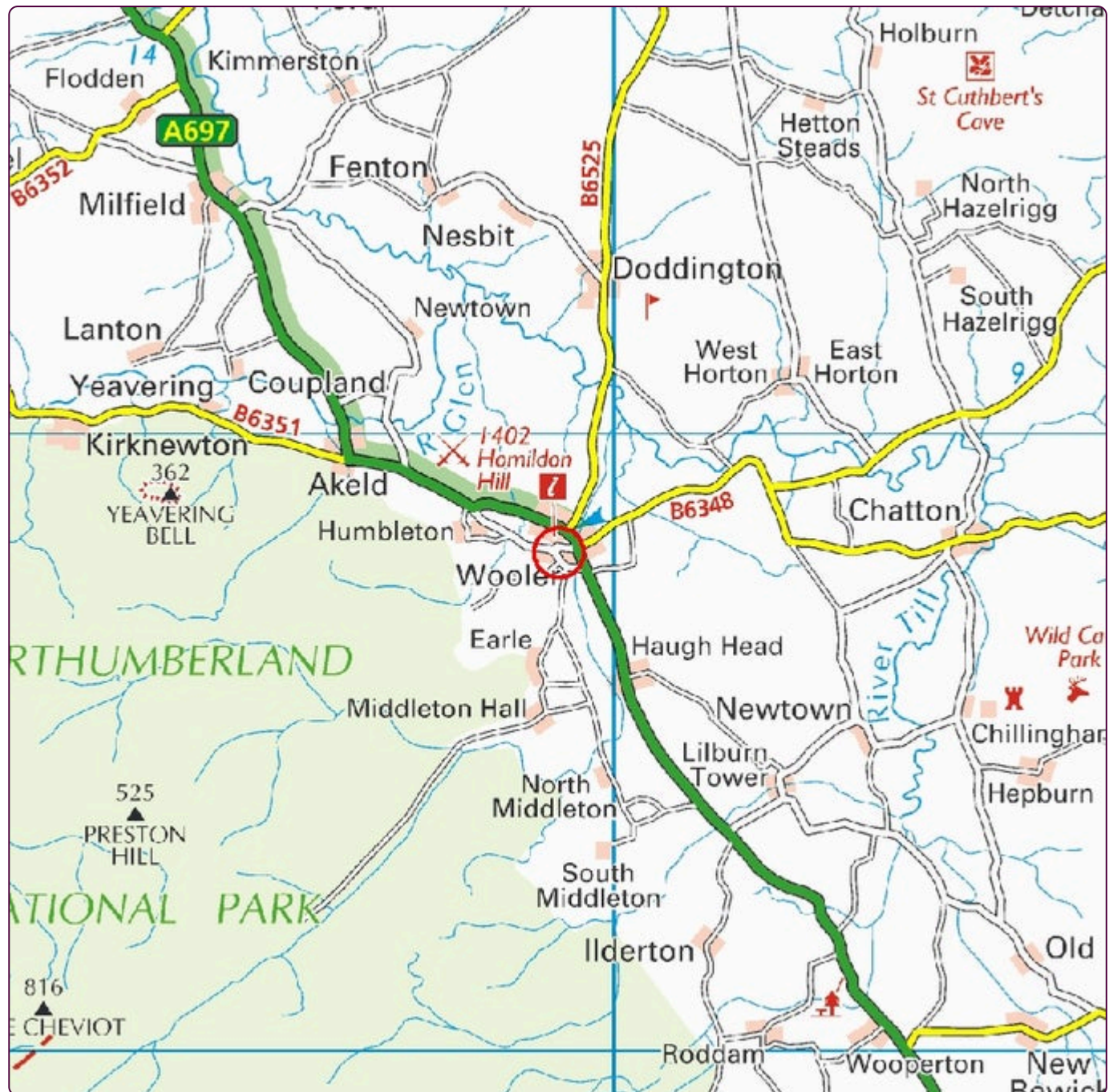
Ad Gefrin, is a purpose built, whisky and gin distillery which attracts tourists from far and wide.

On the edge of the town is the Riverside Leisure Park, a substantial residential and holiday lodge park attracting thousands of tourists year-round but particularly busy during the spring-summer months and around school holidays.

DESCRIPTION

The Angel Inn is a great example of a community pub, well supported by the locals, including sports teams and the like.

The go-to venue in the town for family functions, benefitting from a fully fitted commercial kitchen, presenting the opportunity to re-introduce food and increase turnover.





INTERNAL DETAILS

There is a welcoming bar which seats approximately 60 customers across split levels. There is a pool table area in the middle of the pub and beyond that is a large function room with capacity for 40 customers. Benefitting from its own bar servery and leading on to a large enclosed beer garden, which accommodates approximately 40 customers, this room is very popular for celebrations etc.

Ancillary areas include; commercial grade catering kitchen, ladies and gents toilets and a ground floor beer cellar.

FIXTURES & FITTINGS

The purchase price includes all trade fixtures and fittings with the exception of third-party items and personal effects. A detailed inventory will be provided.

EXTERNAL DETAILS

The pub boasts a fantastic walled trade garden to the rear which is well used in the summer months, accessed via the function room at the back.

THE OPPORTUNITY

A rare opportunity to acquire a freehold property in the market town centre with a loyal, local following of drinkers. Currently fully staff-run, an owner-operator would save significant wage costs and stand to make a more substantial profit.

OWNER'S ACCOMMODATION

Large maisonette over first and second floors, comprising: four bedrooms (two of which are en-suite), dressing room, lounge/dining room and kitchen.

TRADING HOURS

Sunday - Thursday
12.00noon - Midnight

Friday - Saturday
12.00noon - 1.00am

STAFF

The business is predominantly staff run, with some involvement from the owners, mainly from an administrative/back of house perspective.

TRADING INFORMATION

Accounts for year ended 31st March 2024 show a net turnover of £273,810 which is made up of 100% wet sales.

Copies of accounts will be provided to seriously interested parties upon request.

BUSINESS RATES

The Rateable Value as per the April 2023 Ratings List is £5,800. Confirmation of actual Rates payable should be sought from the Local Authority.

REGULATORY

Premises License





National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (Ox Drawings)
Property Floor Plans
Detailed Property Photography
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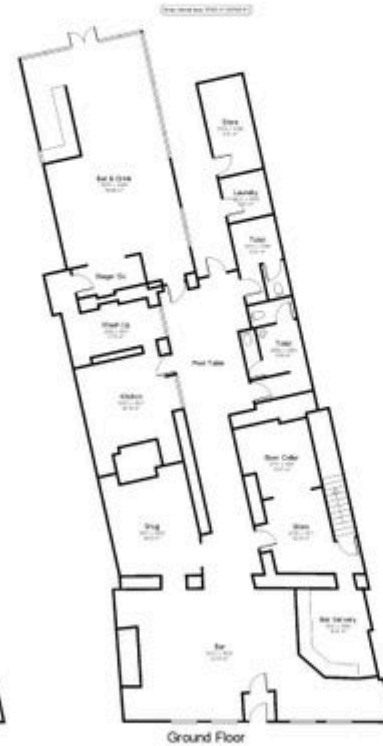
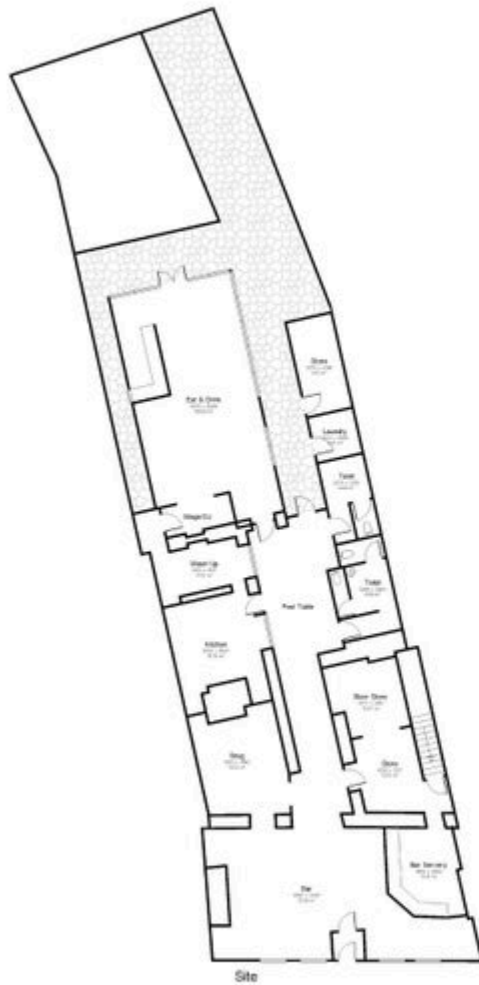
Rev: 001 Date: 01/01/2023

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The Angel Inn
4 High Street
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Project: The Angel Inn
Floor Plans

The Angel Inn
4 High Street
Worthing
BN11 0DY

Drawing No: 0000-00-JNL-00
Drawing Title: Floor Plans
Drawing Date: 2023
Drawing Size: A1



DEBT & INSURANCE ADVISORY

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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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