

ANGLERS ARMS

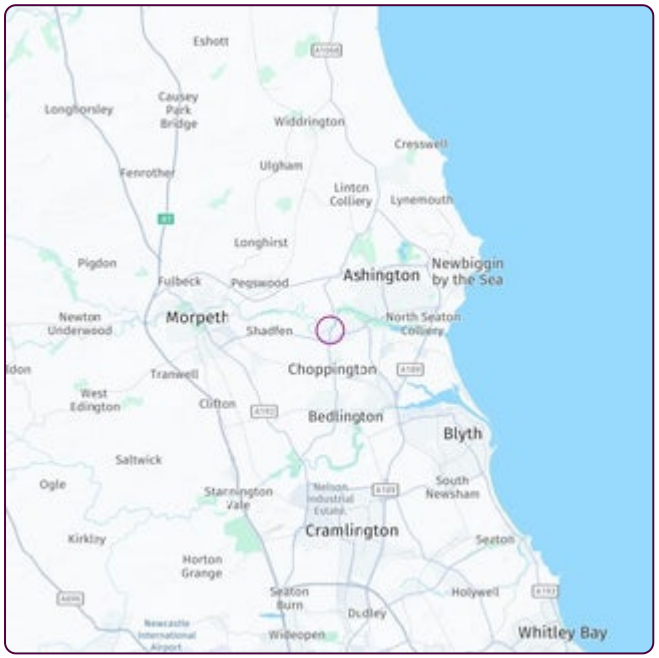
Sheepwash Bank, Stakeford, NE62 5NB

FREEHOLD: £295,000 | 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
- Three-bed bungalow included
- 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.





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.

FIXTURES & FITTINGS

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



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.

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £6,500. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

TENURE

Freehold







LETTING ACCOMMODATION

The first floor provides five ensuite letting rooms.

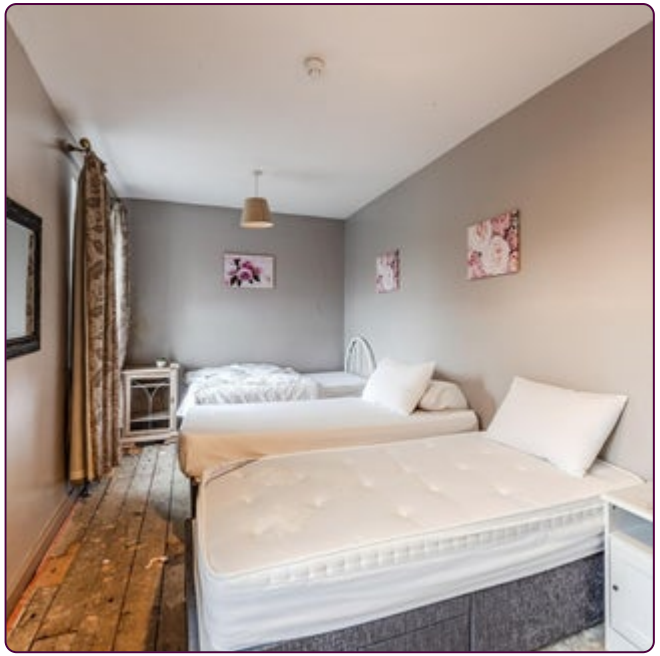
OTHER PROPERTY

Three-bedroom semi-detached bungalow, situated to the rear of the pub with access from the car park.

Red outline - Title Plan ND116935 - The Anglers Arms
Blue outline - Title Plan ND167438 - Semi-detached three-bedroom bungalow













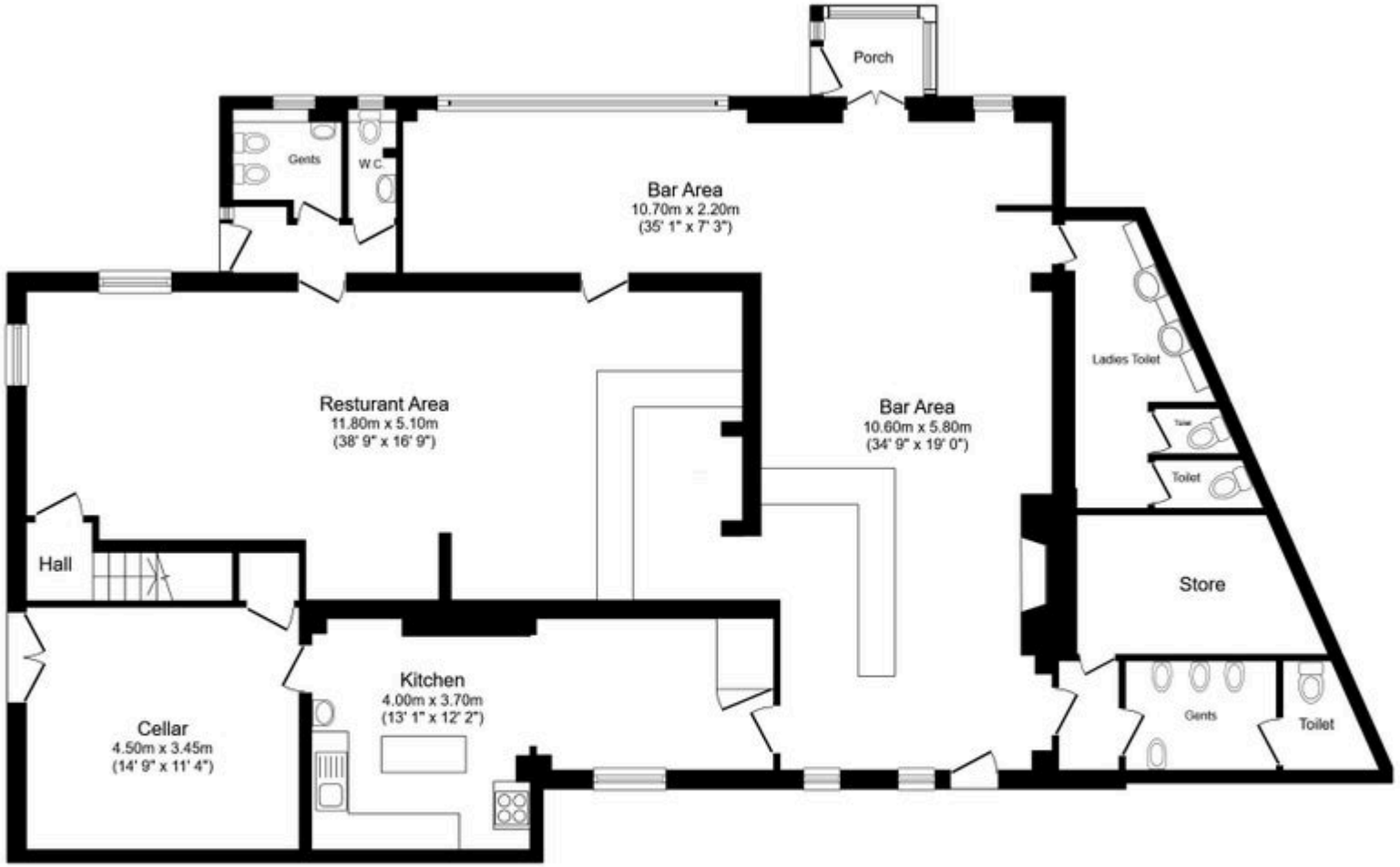
EXTERNAL DETAILS

Externally, the property occupies a site of approximately c0.4 acres and features a substantial beer garden and outdoor trading area to the front, taking advantage of its prominent position overlooking the River Wansbeck. To the rear is a large customer car park.







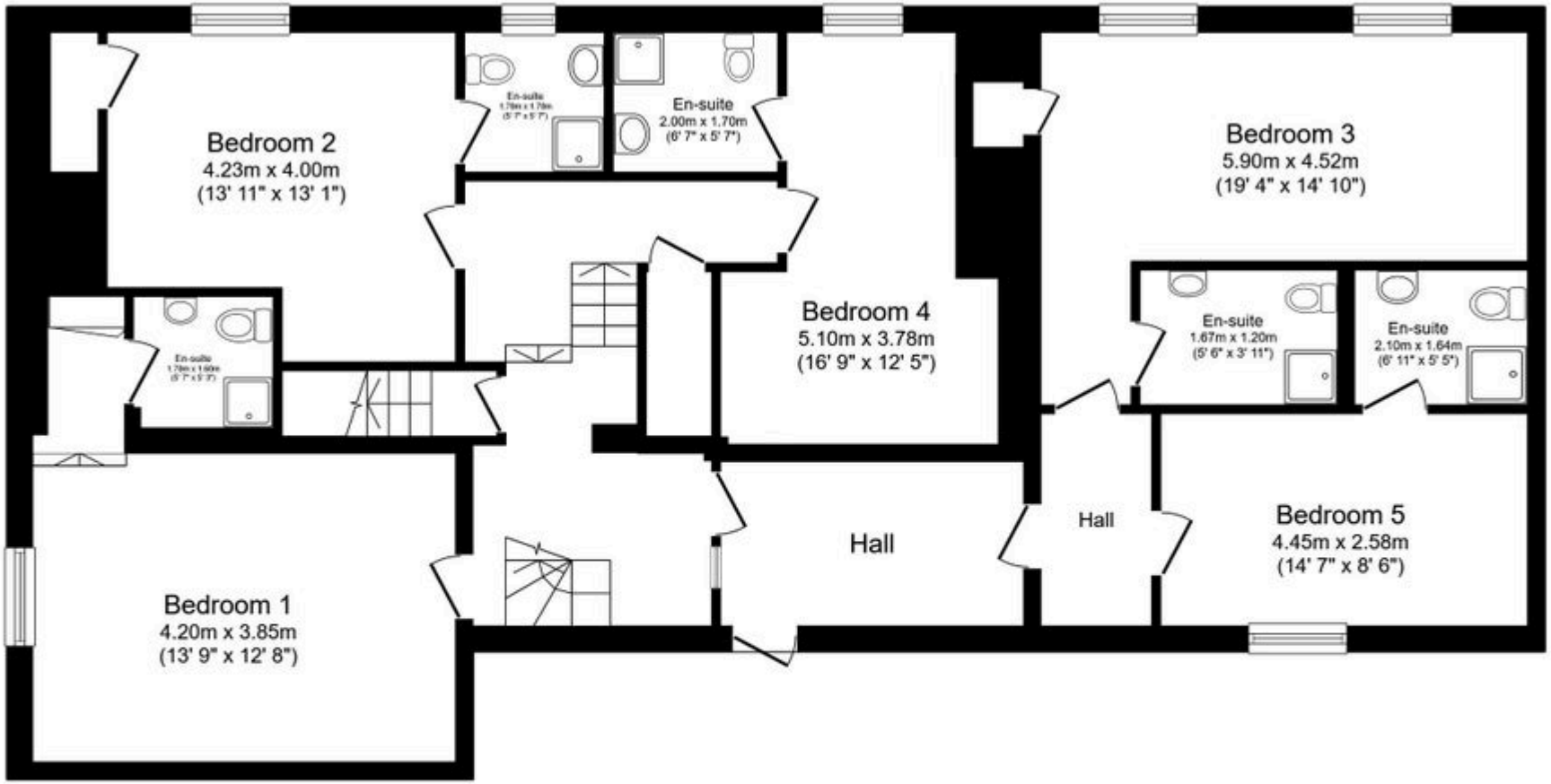


Floor Plan

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

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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.

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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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