THE SUN INN

2 Main Street, Acomb, NE46 4PW

FREEHOLD: OFFERS OVER £399,000 | REF: 6450577

CHRISTIE & CO

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KEY HIGHLIGHTS

- Well established business
- Popular with local community
- 6 letting rooms
- External trading area
- Currently tenanted | Sold Vacant Possession
- Fully Licensed | EPC Rating C

LOCATION

The Sun Inn is prominently positioned on Main Street in Acomb, near Hexham, Northumberland.

Acomb is a quaint village in Northumberland, situated just two miles north of Hexham on the north bank of the River Tyne. It lies close to the junction of the A69 and A6079 roads, offering excellent connectivity to Hexham, Carlisle, and Newcastle upon Tyne.

Situated close to Hadrian's Wall, Hexham Abbey, and numerous walking routes, The Sun Inn is perfectly positioned to attract both tourists and locals.

DESCRIPTION

The Sun Inn offers a unique blend of historic charm and modern hospitality. This detached, characterful property stands proudly on Main Street, making it a focal point for locals and visitors alike.

The Sun Inn offers a spacious layout spread across two floors, providing ample room for both hospitality and accommodation.

Its public areas include a welcoming traditional bar and lounge with log burning fireplace and seating for c.34 guests, a small breakfast area (c.12 guests) and a rear sports/function area for c.16 seated guests.

Ancillary areas include: commercial kitchen, storage areas, cellar and customer wc's.

Currently tenanted, the Sun Inn is being sold on a vacant possession basis.

FIXTURES & FITTINGS

Fixtures and fittings are currently owned by the incumbent tenant and will be included in the sale subject to an inventory.

THE OPPORTUNITY

The Sun Inn presents a chance to acquire a characterful country inn in the heart of Northumberland. This well-established business combines a traditional pub with guest accommodation, offering multiple revenue streams from food, drink, and overnight stays.

With comfortable letting rooms and a private owners' flat, the property is perfectly suited for hands-on operators or those seeking a lifestyle business in a picturesque rural setting.

Positioned just minutes from Hexham and close to major attractions such as Hadrian's Wall, the inn benefits from strong year-round trade and significant growth potential.

LETTING ACCOMMODATION

The property features six well-appointed letting rooms, with a mix of private and shared bathroom, each thoughtfully designed to ensure comfort for guests.

OWNER'S ACCOMMODATION

Owners accommodation comprises of a two-bedroom flat with open plan kitchen and living room and a bathroom.

EXTERNAL DETAILS

The Sun Inn boasts a large beer garden to the rear of the property with plenty seats making it a perfect area to host events during warmer months.

TRADING HOURS

Pub

11:00am to 11:00pm

Breakfast

(Mon – Sat): 8:00am to 12:00pm

Lunch

12:00pm to 5:00pm

Dinner

5:00pm to 9:00pm

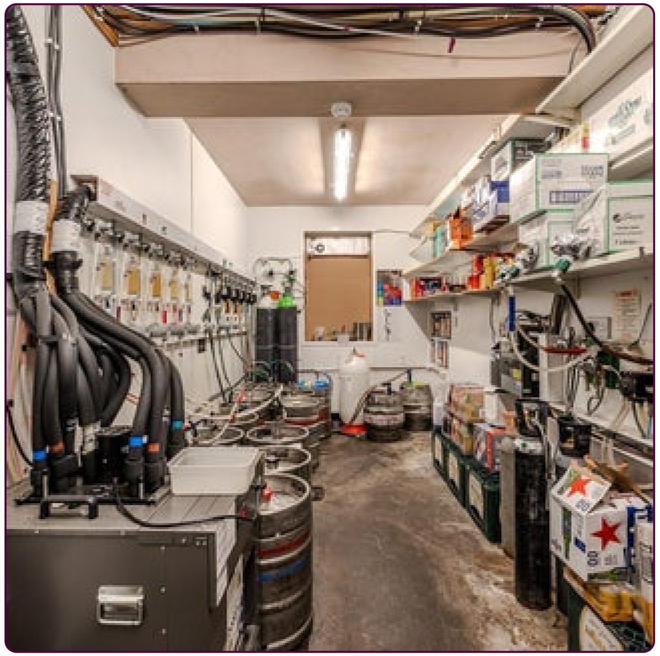
BUSINESS RATES

The Rateable Value is £4,500 with effect from 1 April 2023. Confirmation of actual business rates should be obtained from the Local Authority.

REGULATORY

Premises License



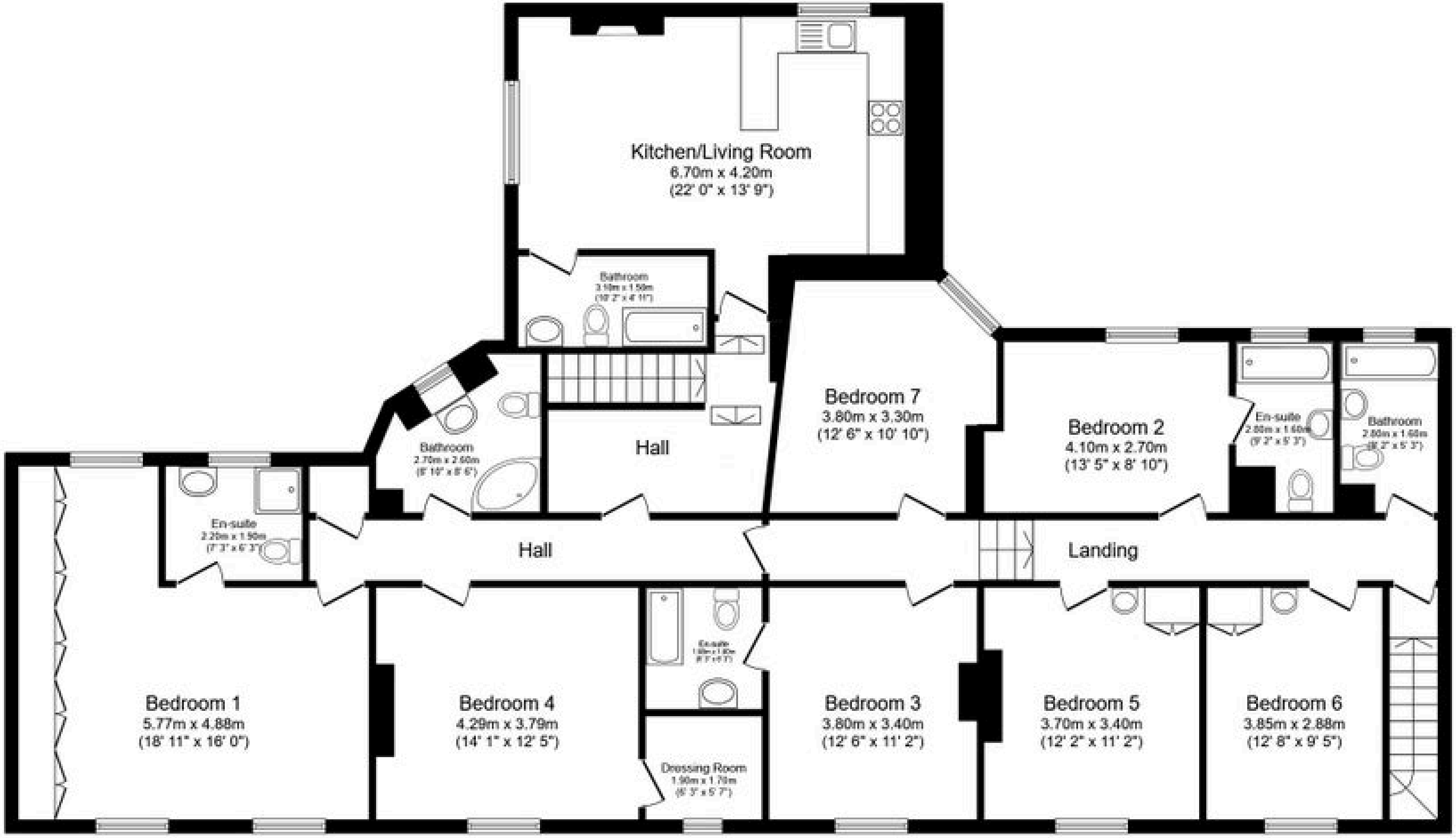



Floor Plan

Floor area 234.8 sq.m. (2,527 sq.ft.)

Total floor area: 234.8 sq.m. (2,527 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).



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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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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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