



Holly Bush Inn

- Long Established in National Park Location
- 7 Beautifully Presented En suite Rooms
- Multi Award Winning Pub & Restaurant
- Annualised Net T/O c. £352,000
- Annual Rent £24,000
- Fully Licensed - EPC Rating C

Greenhaugh, Near Kielder, Northumberland, NE48 1PW

Leasehold: £90,000

Annual Rent: £24,000

Ref: 6450550



LOCATION

The Holly Bush Inn is located in the Northumberland village of Greenhaugh, north-west of Bellingham.

Set in the heart of the beautiful Northumberland National Park and the Northumberland International Dark Sky Park, the Inn is surrounded by fantastic countryside with very little light pollution and very dark skies, making it a popular destination for visitors.

The fantastic Kielder Observatory and Kielder Water & Forest Park is approximately 18 miles away, with Hexham around a 30 minute drive, Newcastle and Carlisle an hour away. Newcastle International Airport is a 45 minute drive.



DESCRIPTION

The Holly Bush is an Old drovers Inn dating back more than 300 years.

This beautifully presented Inn is well known with an excellent reputation for its ales, deliciously prepared local and seasonal food, and accommodation offering. From it's lovely public bar with blazing fire to a great range of top quality ales, fantastic food and comfortable bedrooms, the Inn has everything receiving great reviews from the press, such as the Sunday Telegraph (2019).

With seven stylish en suite rooms, the Holly Bush Inn is a firm favourite with tourists to the area. An ideal stop-over for travellers enroute to and from Scotland, overspill of wedding guests visiting Otterburn and for those exploring the wider Northumberland region.

The pub in celebrated author Ann Cleeves's novel 'The Darkest Evening' is inspired by the Holly Bush Inn. The Holly Bush Inn is proud to be recognised by Trip Advisor, CAMRA / Good Beer Guide, Cask Marque, Kayak Travel Awards, Restaurant Guru, Stay in a Pub and Good to Go and has won numerous Awards, including the Most Hospitable Traditional Hotel in the North East, awarded by LUXlife website in its Resorts and Retreats Awards 2020.

For further information, please click the link to the business' dedicated website [Holly Bush Inn](#).





THE OPPORTUNITY

The Holly Bush Inn presents a brilliant opportunity to acquire a long established business. Well renowned, the business is incredibly busy and has potential to grow further.

The business would suit an owner operator but also support a management team, therefore appealing to local, regional and even national multi-site operators.

The business has been operated by our clients for a number of years and now looking to retire.

INTERNAL DETAILS

Central entrance with main bar area to the right, table and chair seating for c.20 customers in a relaxed setting, with exposed wooden beams and log fireplace.

To the left of the bar area is two other restaurant/dining areas with table and chair seating for c.25 customers.

ANCILLARY AREAS

Commercial grade kitchen, wash up area, cellar, laundry, customer WCs, boiler room and storage.

OTHER FLOORS

The first floor above the Inn comprises of three en suite bedrooms accessed via the main Inn.

Four additional rooms are located in the adjacent cottage, with one on the ground floor and two on the first floor. A third bedroom can be accessed via the beer garden.

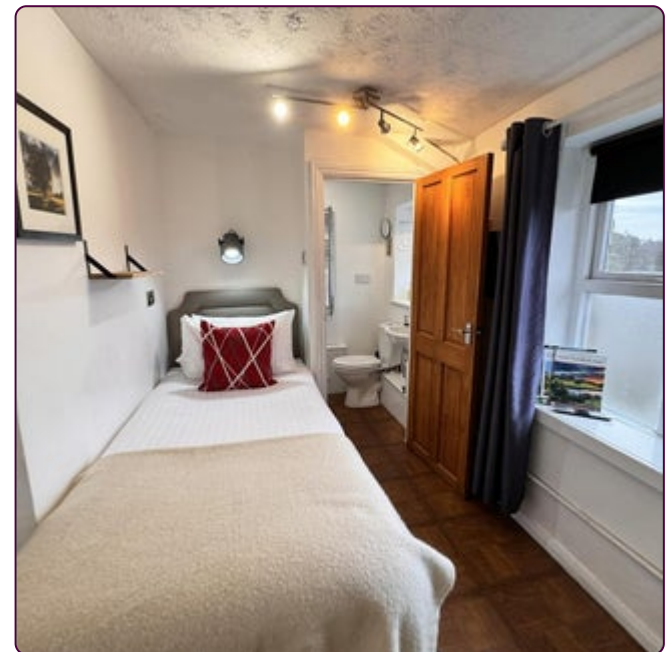
LETTING ACCOMMODATION

The Holly Bush Inn has seven en suite bedrooms: one single and three doubles and three family rooms, which are immaculately presented throughout.

Three rooms are above the pub, and for those guests wanting a quieter stay, rooms are available in the cottage adjoining the pub – these are the Gatehouse, Waterhead and Highgreen rooms, Redheugh which is a single room.

The Inn has been awarded Trip Advisor Certificates of Excellence for 2014, 2015, 2016, 2017, 2018, 2019 and 2020 for the overall experience we offer.







EXTERNAL DETAILS

The Holly Bush Inn prides itself in the views over the Tarsset Valley to the rear, from the large beer garden with firepit, covered areas and seating for c.50 customers.

With plenty of storage available in the outbuildings, there is a secure locked area for pedal bike storage for up to four bikes and drying facilities for rainy days.

There is free roadside parking in the hamlet of Greenhaugh, but no covered parking is available. The business has been operated by our clients for a number of years and now looking to retire.



FIXTURES & FITTINGS

All fixtures, fittings and equipment are owned outright and included in the sale, with the exception of a small number of personal items owned by the vendors

REGULATORY

Premises License

STAFF

The business is owner operated by a husband and wife team, supported by a contingent of full and part-time staff.

A full staffing schedule can be provided to seriously interested parties on request.

TRADING HOURS

Bar

Monday, Tuesday & Thursday: 4.00pm - 11.00pm

Wednesday: Closed

Friday: 4.00pm - 12.00am

Saturday: 12.00pm - 12.00am

Sunday: 12.00pm - 11.00pm

Restaurant

Monday: 5:30pm - 8.00pm

Tuesday and Wednesday: Closed

Thursday- Saturday: 5:30pm - 8.00pm

Sunday: 5:50pm - 7.00pm

TRADING INFORMATION

We are advised that turnover for the financial year ended 30.04. 2024 was £351,396 net of VAT, with an adjusted Net Profit of c.£75,000.

Full accounts and year to date figures will be provided to seriously interested and proceedable parties on request.

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £12,200.

Currently the Holly Bush Inn benefits from ZERO rates due to Rural Rate Relief.

Confirmation of actual rates payable can be obtained from the local Authority.



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:



MARSLIE MCGREGOR

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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.

