



THE DUKE OF WELLINGTON

20 Kenton Lane, Kenton, Newcastle upon Tyne, NE3 3BQ

LEASEHOLD: OFFERS INVITED ANNUAL RENT: £190,786 | REF: 6450591

KEY HIGHLIGHTS

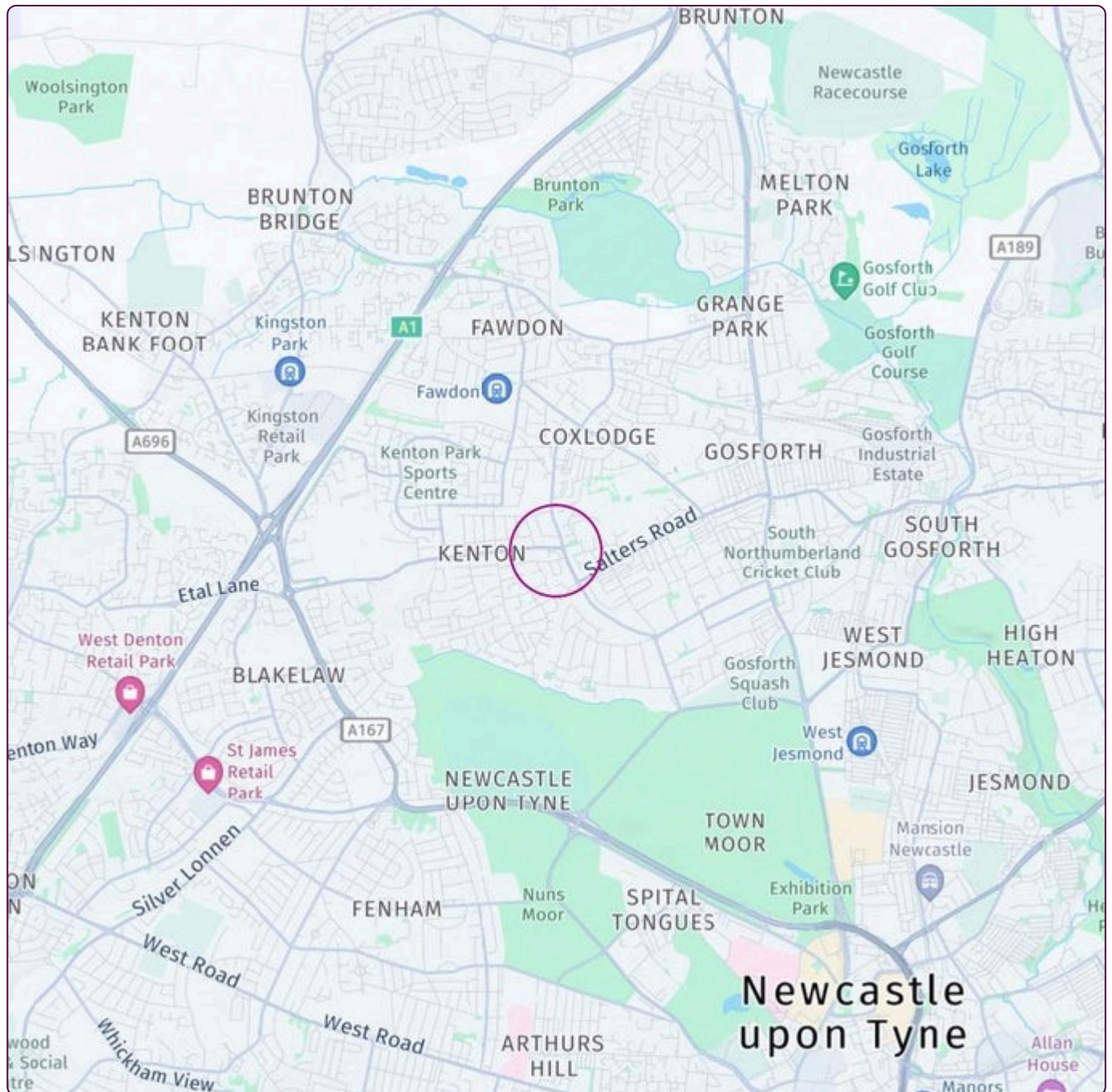
- Highly visible roadside position
- Close to major retail/leisure destinations
- Well established business
- Generous car parking and prominent frontage
- 200 internal & 100 external covers
- Fully Licensed | EPC Rating C

LOCATION

The Duke of Wellington occupies a prominent position on Kenton Lane in the popular Newcastle suburb of Kenton, approximately 4 miles north-west of Newcastle city centre. The pub benefits from a substantial residential catchment, serving the surrounding communities of Kenton, Gosforth, Fawdon and Coxlodge.

The property is well located for local amenities, with Kingston Park Retail and Leisure Park, Kenton Retail Centre and Gosforth High Street all within easy reach, providing a range of national retailers, supermarkets and leisure operators.

Excellent transport links are available via the nearby A1(M), whilst regular bus services and nearby Metro stations at Fawdon and Bank Foot provide convenient access to Newcastle city centre, the wider Tyne & Wear conurbation and Newcastle International Airport.





DESCRIPTION

The Duke of Wellington is a substantial detached public house occupying a prominent position within a densely populated residential area of Newcastle upon Tyne. Dating from the 1930s, the property trades as a successful food-led pub and benefits from a variety of customer trading areas including a spacious bar, restaurant seating, function facilities and an attractive beer garden.

The property offers a welcoming and well-presented trading environment, catering to a broad customer base including families, local residents, sports viewers and casual diners. Additional customer facilities include extensive on-site parking, outdoor seating and dedicated function space, providing multiple revenue streams and flexibility of operation.

INTERNAL DETAILS

Internally, the pub is presented in a traditional yet contemporary style, with a mix of bar, dining and social areas designed to appeal to a broad customer demographic.

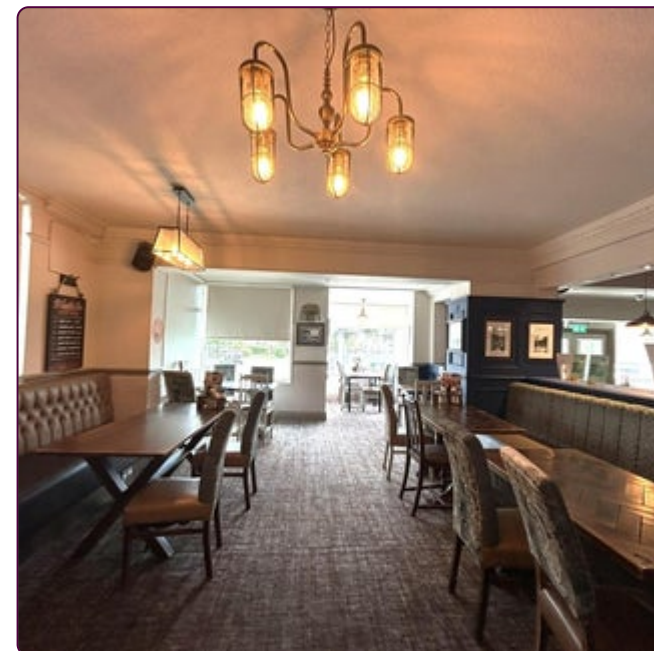
The main trading space benefits from a variety of seating styles (c.200 covers), allowing the business to cater for casual drinkers, families, group bookings and food-led trade.

The property also incorporates a dedicated function room, providing valuable space for private events, community gatherings and special occasions, alongside multiple viewing screens for live sports.

Ancillary areas include: a fully equipped commercial catering kitchen, cellar, storage facilities, staff areas and customer WCs.

FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

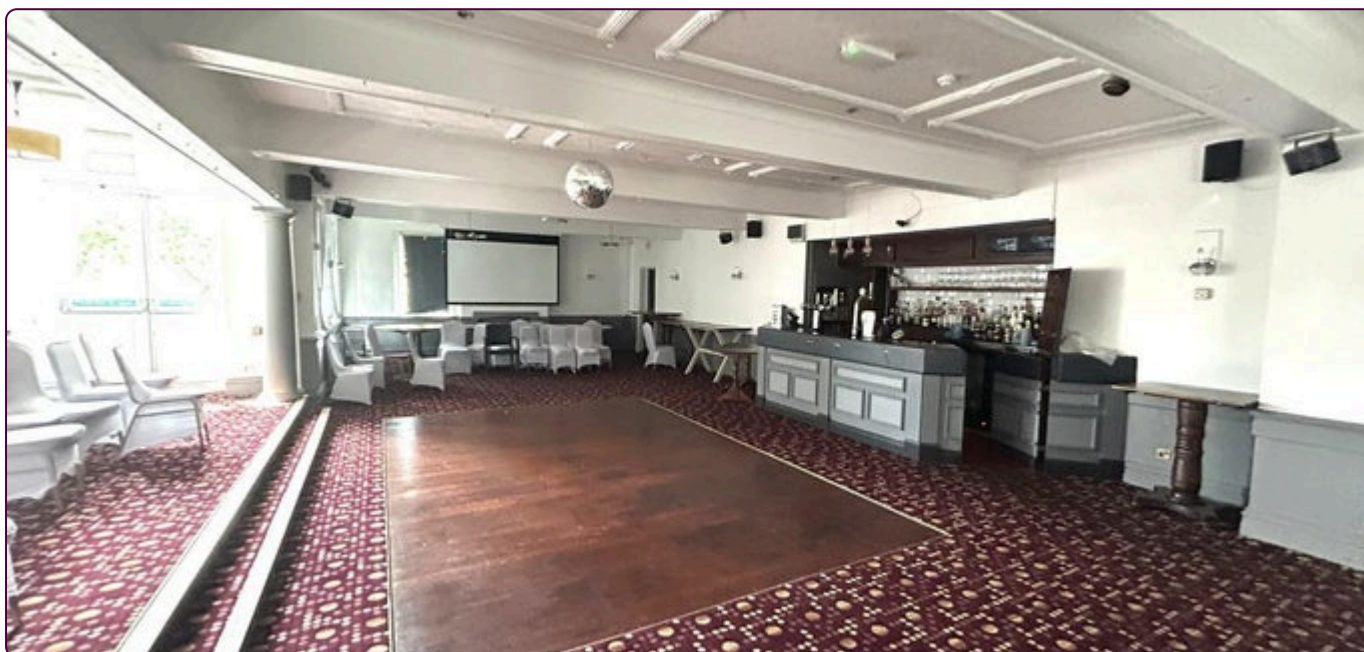




EXTERNAL DETAILS

Externally, the Duke of Wellington benefits from extensive customer parking, providing convenient access for both local patrons and destination visitors. The large car park is a valuable feature for a business of this scale and supports the site's strong food and drink offering.

The property also features a spacious beer garden and outdoor seating area (c.100 covers), offering additional trading capacity and appealing alfresco space for customers throughout the warmer months.



OWNER'S ACCOMMODATION

On the upper floor, the property benefits from a useful provision of on-site staff/manager's accommodation, arranged to provide flexible living options comprising of three bedrooms, lounge, kitchen, and bathroom.

TRADING INFORMATION

Available on request.

THE OPPORTUNITY

The Duke of Wellington represents a rare opportunity to acquire a substantial public house in a highly prominent roadside location within one of Newcastle upon Tyne's most established and densely populated suburban areas. Benefiting from a large residential catchment encompassing Kenton, Gosforth, Fawdon and the surrounding districts, the property is well placed to generate strong levels of both wet and dry trade.

The business is supported by extensive trading accommodation, including well-proportioned bar, restaurant and function facilities, providing a flexible platform for food, drink, sports viewing and private events.

As a well-established and recognisable venue with a proven trading history, the Duke of Wellington offers significant scope for an owner-operator, multiple operator or investor to build upon its strong position within the local market.

TRADING HOURS

Monday to Thursday: 11:00am - 10:30pm

Friday - Saturday: 11:00am - 11:00pm

Sunday: 11:00am - 10:00pm





TENURE

Current Lease Terms:

30 years from 9/08/2004

Remaining Years: 8

FRI

Current Rent: £190,786

Tenant has an option to renew for a further 30-year term.

BUSINESS RATES

The Rateable Value is £54,250 with effect from 1 April 2026.

Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence



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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E: enquiries@christiefinance.com

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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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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.

