



Earl of Pitt Street

- Prime City Location
- Vacant Possession
- 85+ Covers
- Turn Key Opportunity
- Fully Licensed
- Energy Rating B

70 Pitt Street, Newcastle Upon Tyne, NE4 5ST

Freehold: £375,000

Ref: 6450536

LOCATION

The Earl of Pitt Street is located on Pitt Street, in the city of Newcastle Upon Tyne, within a stones throw of St. James' Park and close to the Helix, a 24 acre innovation district in the heart of the city. Newcastle University Business School is also located nearby.

With many public transport links close by, the nearest Metro Station is St James Park (19 minute walk) with the Newcastle Station approximately 0.5 miles away.

THE OPPORTUNITY

The Earl of Pitt Street presents a fantastic opportunity for an owner operator to re-open the well renowned pub and re-establish trade. Equally, it could prove a solid acquisition for an expanding regional operator looking to grow their portfolio.





DESCRIPTION

Prior to closing the Earl of Pitt St had a strong following and was renowned for its excellent food and great pints. Highly rated on TripAdvisor it was one of the best bar/restaurants in Newcastle upon Tyne.

A stones throw away from St James' Park, home to Newcastle United, the pub was extremely popular venue on Match days.

This red brick street corner local, which dates back to late Victorian times, is the last remaining pub at the old Newcastle Brown Ale brewery site and resonates character - with its "Alfred Hitchcock meets Vivienne Westwood" style of décor it is well presented throughout.

INTERNAL DETAILS

Ground Floor

A bar area with seating comprising a mixture of sofas, tables and chairs for c.35 covers.

First Floor

A restaurant with seating for c.55 covers.

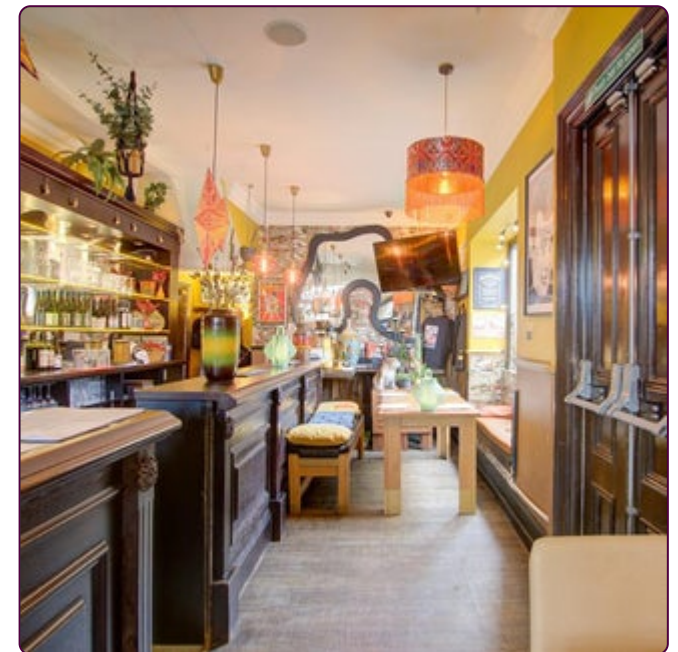
ANCILLARY AREAS

Commercial grade kitchen, cellar, cold room, storage, office as well as 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.









TRADING HOURS

STAFF

TRADING INFORMATION

We have been advised that prior to closing in early April 2025, turnover for year end November 2023 was c.£618k net of VAT, with year end November 2024 turnover being c. £700,000 net of VAT.

Average annual barrelage (excl. guest ales, wine etc) c.135 Barrels

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £33,500.

Confirmation of actual business rates payable should 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

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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