



The Boe Rigg

- Long Established Pub, Restaurant & Campsite
- 30 Licensed Camping Pitches
- 2 Letting Rooms & Owners'/Managers Flat
- Popular with Tourists and Local Community
- New Lease: Annual Rent £20,000
- Fully Licensed - EPC Rating A

Charlton, nr Bellingham, Hexham, NE48 1PE

Leasehold: £15,000

Annual Rent: £20,000

Ref: 6450546

LOCATION

The Boe Rigg is located in the village of Charlton, Northumberland, around 1.5 miles (2.4km) to the northwest of Bellingham, on the River North Tyne and approximately 18 miles from Hexham.

The area is home to hidden waterfalls and walking routes in abundance with Kielder Forest & Water, the Dark Skies National Park and Northumberland National Park on the doorstep, attracting many tourists. Home to England's largest forest and the biggest man-made lake in Northern Europe, Kielder Water & Forest Park is a playground for cyclists, walkers and outdoor enthusiasts attracting more than 250,000 annual visitors, the vast majority of which go past The Boe Rigg.

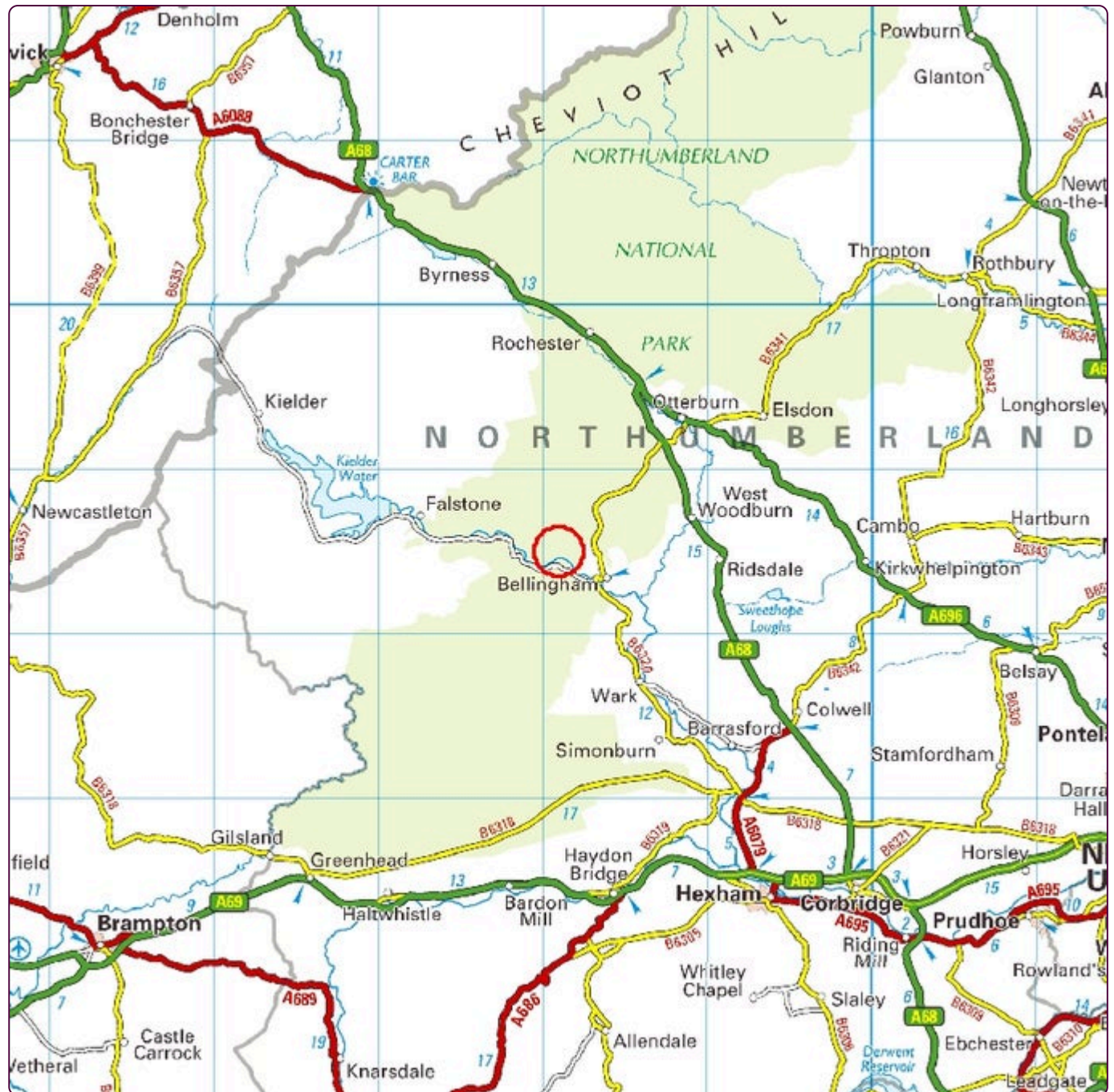
THE OPPORTUNITY

The Boe Rigg presents an excellent opportunity to operate an extremely well-known pub, restaurant and campsite.

Well supported by tourists and locals to the area, the Boe Rigg has tremendous growth potential due to not only it's offering, but the area itself becoming a more popular destination to visit.

REGULATORY

Premises License





DESCRIPTION

The Boe Rigg is the perfect place to use as a base to discover what Northumberland has to offer. With a cosy pub, 60 seater restaurant, two letting rooms and camping pitches, the site is well frequented by tourists and locals in the area.

Set in a little over 10 acres, on the Charlton & Newton Estate, The Boe Rigg is a family orientated site with over 30 licenced pitches suitable for tents, campervans, motorhomes, trailer tents and caravans.

Depending on the time of year, seasonal country pursuits are available.

Rated as a top location on TripAdvisor, with a highly rated score of 9.4.

For further information please see the dedicated website:
[The Boe Rigg](#)

TRADING HOURS

Monday to Saturday
10.00am - 10.00pm

Sunday: Closed

The campsite is closed during winter season.

INTERNAL DETAILS

The Restaurant

Well presented 60 seater restaurant with large glass windows and doors leading to the external dining areas.

The Bar

Cozy bar with seating for c.20 guests on the ground floor as well as a mezzanine area and access to external trading areas.

Ground floor internal area: 330.13sq.m (35540sq.ft).

Ancillary Areas

Commercial grade kitchen, cellar, boiler room, customer WCs and showers, laundry as well as plenty of storage.

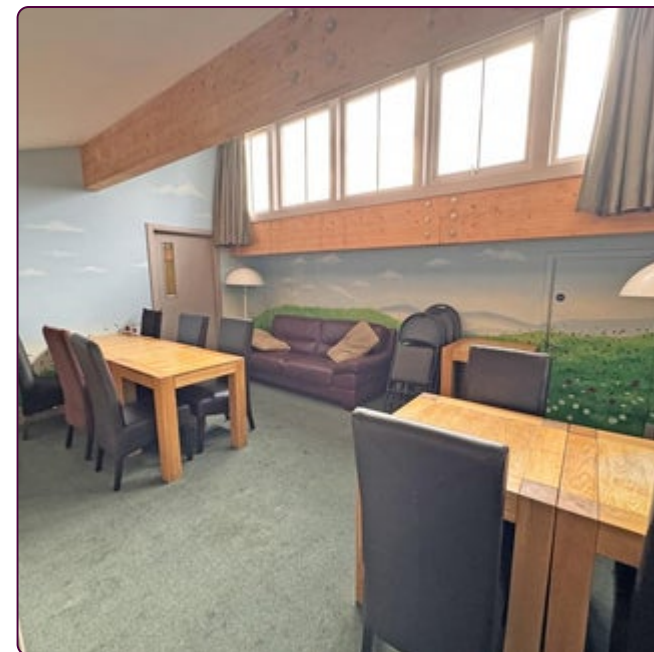
OTHER FLOORS

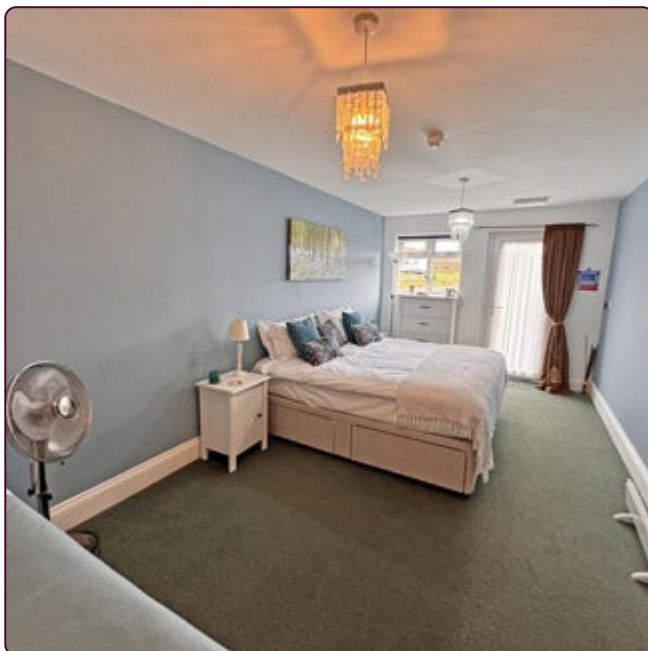
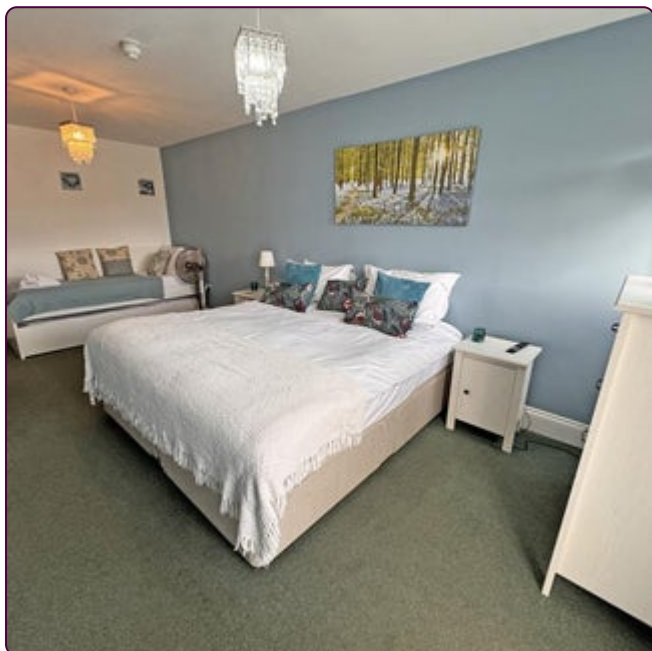
The first floor comprises of the bar mezzanine area, office and studio flat.

First floor internal area: 80.77sq.m (869.4sq.ft).

FIXTURES & FITTINGS

A full inventory of fixtures and fittings that are included in the sale will be provided.





LETTING ACCOMMODATION

The Boe Rigg offers two en suite letting bedrooms and a large studio flat on the first floor with en suite and kitchenette.

All units are equipped with a flat-screen TV with satellite channels, free WiFi, tea and coffee making facilities.

TENURE

The property is available TO LET for a minimum of 10 years, on a full repairing and insuring basis.

The rent reviews will feature in the lease and the mechanism will be upwards only to market rent or RPI linked (whichever the greater). Full terms to be negotiated.

The asking rent is £20,000 per annum.

Rent deposits and/or personal/cross-company guarantees may be sought dependant upon the prospective tenant covenant strength.

Tenant incentives (i.e. rent free period or stepped rent) may be available subject to proposed tenant covenant strength.



CAMP SITE

30 licenced pitches suitable for tents, campervans, motorhomes, trailer tents and caravans - a mix of hard standings and grass pitches, with 32 having electrical hook up.

On site toilets and showers, waste and grey water disposal as well as laundry facilities.

Total pitches available for rotation is 80.





EXTERNAL DETAILS

Outside there is a covered all weather area that can seat 60, grass picnic areas as well as a large car park and bicycle parking.

The building itself benefits from sustainable features such as ground source heating, rainwater recycling and solar panels.



BUSINESS RATES

The Rateable Value as of 1 April 2023 is £17,500.

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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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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