THE GRETNA GREEN

Great North Road, Newton Aycliffe, DL5 6JG

FREEHOLD: £1,300,000 + VAT | REF: 6450587

KEY HIGHLIGHTS

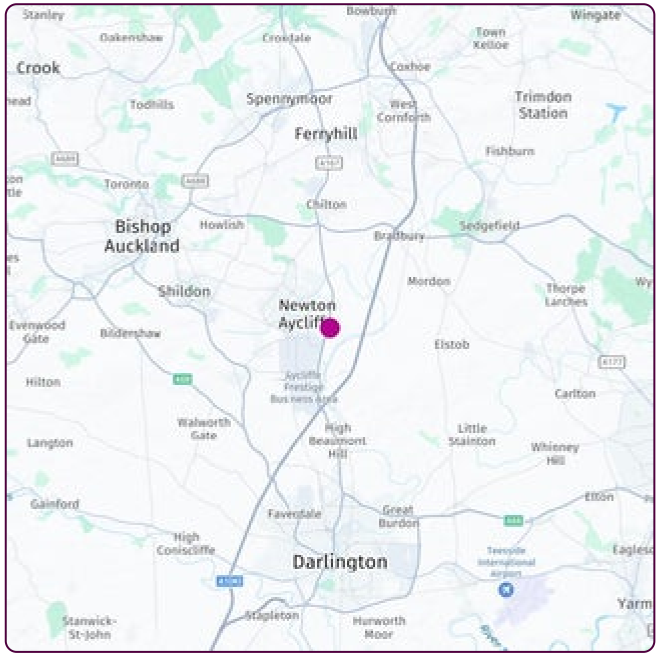
- Well-established hospitality venue
- High footfall roadside location
- Turnkey operation adjacent to Premier Inn
- 2025 T/O c.£1,24m | Split 62% Food 38% Wet
- Managers flat and five rooms above (disused)
- Fully licensed | Energy rating B

LOCATION

The Gretna Green benefits from a prominent and accessible location in Newton Aycliffe, a well-established town in County Durham. Positioned within a densely populated residential area, the site enjoys a strong local catchment, supported by nearby housing estates, schools, and community amenities.

Newton Aycliffe itself is one of the region's larger towns, with a strong working population and a busy local economy driven by the nearby Aycliffe Business Park—one of the largest industrial estates in the north east. This provides a consistent base of potential customers, including daytime trade, workers, and after-work visitors.

The property is well connected to key transport routes, with convenient access to the A1(M) and surrounding road networks, making it easily reachable from Darlington, Bishop Auckland, and the wider County Durham area. Its roadside presence ensures good visibility and passing trade, enhancing its commercial appeal.



DESCRIPTION

The Gretna Green is a substantial, purpose-built public house prominently positioned in Newton Aycliffe, offering excellent roadside visibility and accessibility.

The property presents an attractive and well-maintained external appearance, making it instantly recognisable within the local area and appealing to passing trade.

The site benefits from a generous footprint, including dedicated customer parking, which provides ease of access and supports consistent footfall throughout the week.

Its proximity to strong local demand drivers, including nearby residential areas, employment hubs, and a Premier Inn hotel, ensures a steady stream of potential customers, particularly from overnight guests seeking convenient food and drink options.

INTERNAL DETAILS

Internally, the Gretna Green offers approximately 240 covers, arranged across a series of well-configured trading areas that provide flexibility for both drinking and dining occasions.

The layout is centred around a main bar servery, which services multiple seating zones, including open-plan areas and more defined sections suitable for casual dining, group bookings, or private functions.

A key feature of the internal offering is the inclusion of a Wacky Warehouse indoor play area, a highly attractive facility for families. This dedicated children's space significantly enhances the venue's family-friendly appeal, driving repeat visits, increasing dwell time, and supporting strong daytime and early evening trade.

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.

TRADING HOURS

Monday - Thursday: 7:00am - 10:00pm
Friday: 7:00am - 10:30pm
Saturday: 8:00am - 10:30pm
Sunday: 8:00am - 10:00pm

REGULATORY

Premises License

THE OPPORTUNITY

The Gretna Green presents a compelling opportunity for an incoming operator to acquire a well-configured, large-scale hospitality venue with multiple income streams and clear scope for growth.

The combination of substantial internal trading space, strong family appeal through the Wacky Warehouse and outdoor play area, and a high-capacity beer garden provides an excellent platform for a successful food-led and community-focused business.

In addition, the unused living accommodation and former letting rooms offer significant upside potential, whether reinstated for staff use, refurbished for rental income, or repurposed (subject to consents), creating additional revenue streams.

With its established location and opportunities to enhance both wet and dry sales, the property is ideally suited to an experienced operator looking to drive performance and maximise the site's full potential.

OWNER'S ACCOMMODATION

The property includes extensive on-site living accommodation, which is currently no longer in use but offers significant potential for reinstatement or alternative use, subject to requirements.

Manager's flat comprises of: three bedrooms, lounge, kitchen and bathroom.

Assistant Manager's flat comprises of: one bedroom bedsit with kitchen and bathroom.

TRADING INFORMATION

Available on request.

LETTING ACCOMMODATION

The site incorporates five former hotel letting rooms, of which four benefit from en suite facilities and one has access to a shared toilet.

This element of the property presents an opportunity for refurbishment and potential income generation, whether through staff use, letting accommodation, or other ancillary uses (subject to any necessary consents).

EXTERNAL DETAILS

The Gretna Green benefits from excellent external trading facilities, centred around a large, south-facing beer garden with capacity for approximately 150 covers.

The dedicated outdoor children's play area, significantly enhances the site's family appeal.

In addition, the property benefits from convenient on-site customer parking, supporting ease of access and regular footfall.

Overall, the external features deliver a well-rounded and highly attractive customer offer, combining substantial trading capacity with a family-friendly environment.

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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