

THE MASONS ARMS

West Street, Norham, Berwick-Upon-Tweed, TD15 2LB

FREEHOLD: OFFERS OVER £750,000 | REF: 6450590

CHRISTIE & CO

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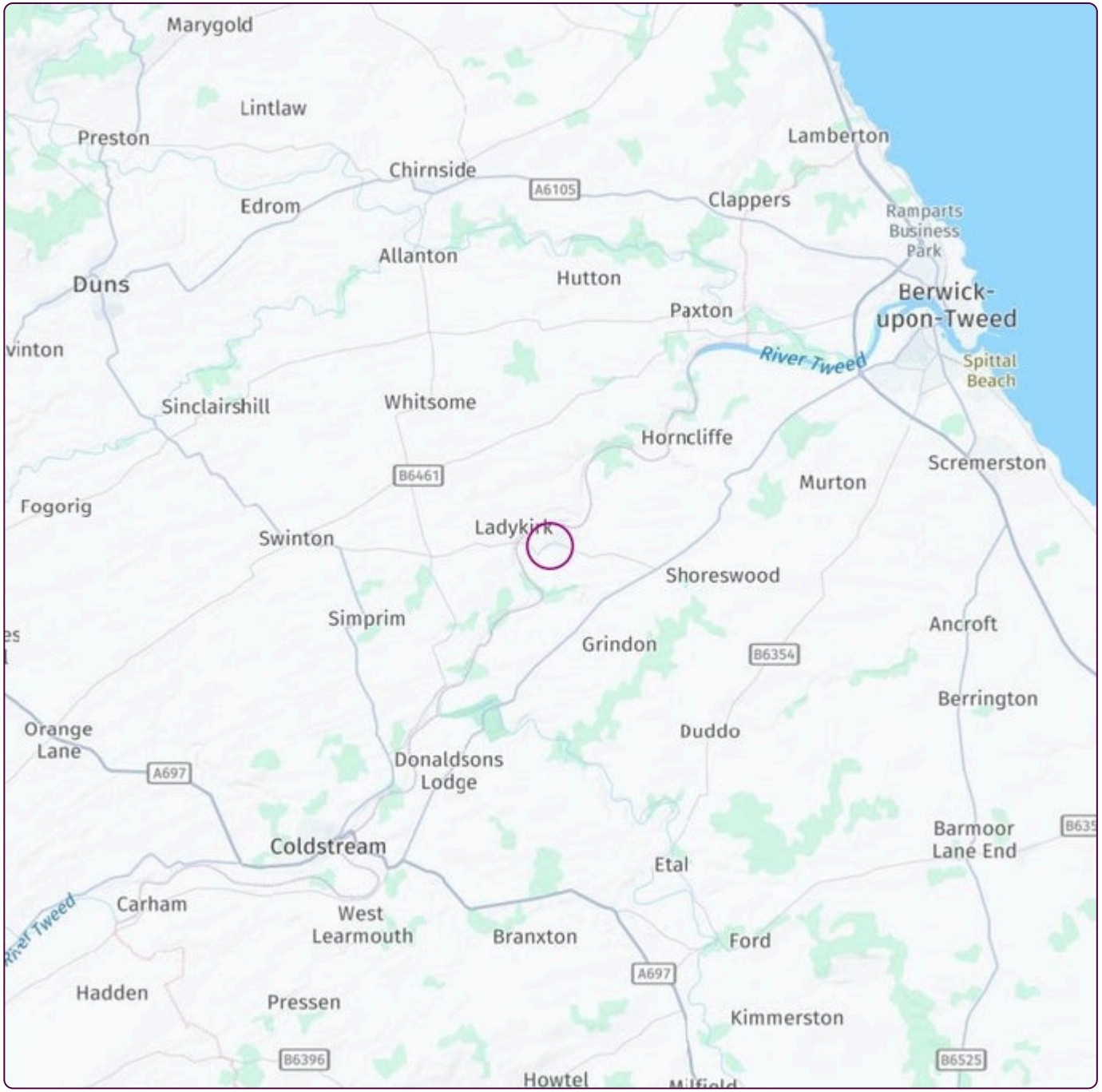
KEY HIGHLIGHTS

- Turnkey operation and Free of Tie
- Prominent position in village
- 9 en-suite guest rooms and Owners Flat
- 70+ Covers internally 24 Externally
- Net T/O 31.3.26 c.£447k
- Fully Licensed - EPC Rating TBC

LOCATION

The Masons Arms is located within the attractive village of Norham, one of Northumberland's most picturesque border settlements. Situated approximately 7 miles south-west of Berwick-upon-Tweed, the village lies on the southern bank of the River Tweed, close to the England-Scotland border, and enjoys a reputation as a popular destination for visitors exploring the Borders and Northumberland countryside.

Norham is renowned for its rich history, centred around the impressive ruins of Norham Castle and the historic St Cuthbert's Church, both of which attract tourists throughout the year. The village benefits from a strong sense of community and offers a range of local amenities including shops, cafés and public houses, serving both residents and visitors alike. The village's position within the sought-after Border Country, together with its historic character and accessibility to both Northumberland and the Scottish Borders, provides an excellent trading location for a traditional village pub serving locals, tourists and passing visitors throughout the year.











DESCRIPTION

The Masons Arms is a substantial freehold, free-of-tie inn with letting accommodation, occupying a prominent position within the historic village of Norham.

Originally a former coaching inn, this Grade II Listed property has benefited from significant investment and refurbishment by the current owners, including the addition of an extensive rear extension, creating a highly attractive and well-configured hospitality business. The property successfully combines modern trading facilities with the character and charm expected of a building with genuine heritage.

Believed to date from the 18th century, The Mason's Arms has served the local community and visitors alike for generations, retaining considerable period appeal and offering a rare opportunity to acquire an established business within a property of notable historical significance.

Further enhancing its heritage credentials, archaeological investigations undertaken during redevelopment works in 2018 uncovered the remains of a historic well within the grounds. The well was professionally recorded and preserved, providing a fascinating link to the site's past and underscoring the long-standing history of the property. This unique feature adds an additional layer of interest to an already characterful and historically significant asset.

FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

LETTING ACCOMMODATION

The Masons Arms offers nine well-presented en-suite guest bedrooms, comprising two double rooms, six twin rooms and one triple room, providing accommodation for a broad range of visitors including tourists, anglers, walkers and those exploring the wider Borders region.

OWNER'S ACCOMMODATION

The Mason's Arms includes a well presented self contained owner's apartment located on the first floor above the main pub.

EXTERNAL DETAILS

The Masons Arms benefits from an attractive and well-presented enclosed courtyard to the rear, with seating for c.24 covers, creating an ideal setting for al fresco dining during the warmer months.

A small car park is located to the rear (3 spaces)

















THE OPPORTUNITY

The Masons Arms presents a rare opportunity to acquire a thriving multi-income hospitality business, combining traditional wet sales, food trade and guest accommodation within a historic freehouse setting.

Benefiting from its prominent village location, loyal local following and year-round visitor appeal, The Masons Arms offers considerable scope for continued growth under both owner-operator and experienced hospitality ownership

TRADING INFORMATION

Accounting information to March 2025 show a net turnover of £410,767 with a gross profit of £281,676
Net Turnover for 2026 is c.£447,000 with a gross profit of £311,746.

Accounts available on request.

BUSINESS RATES

The Rateable Value is £17,750 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence



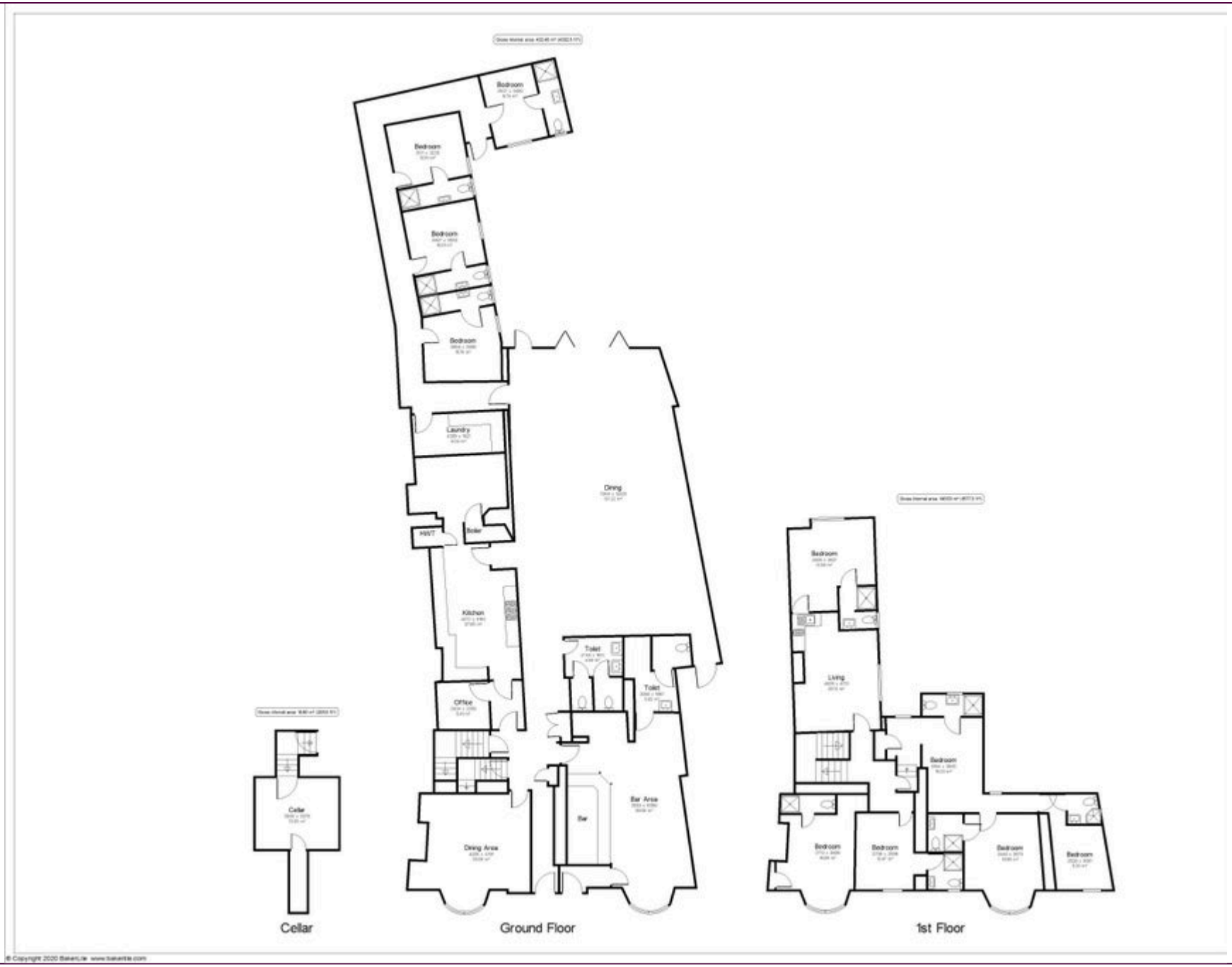












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CONDITIONS OF SALE

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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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