



The Wheatsheaf

- Wet-led Community Pub
- Approx.50 seated covers + standing (c.100)
- 1 bedroom owner's accommodation
- Around 0.5 miles from Central Gateshead
- Turnover YE24: c.£179,000
- EPC Rating D

26 Carlisle Street, Felling, Gateshead, NE10 0HQ

Freehold: £175,000

To Rent: Offers Invited

Annual Rent: Offers Invited

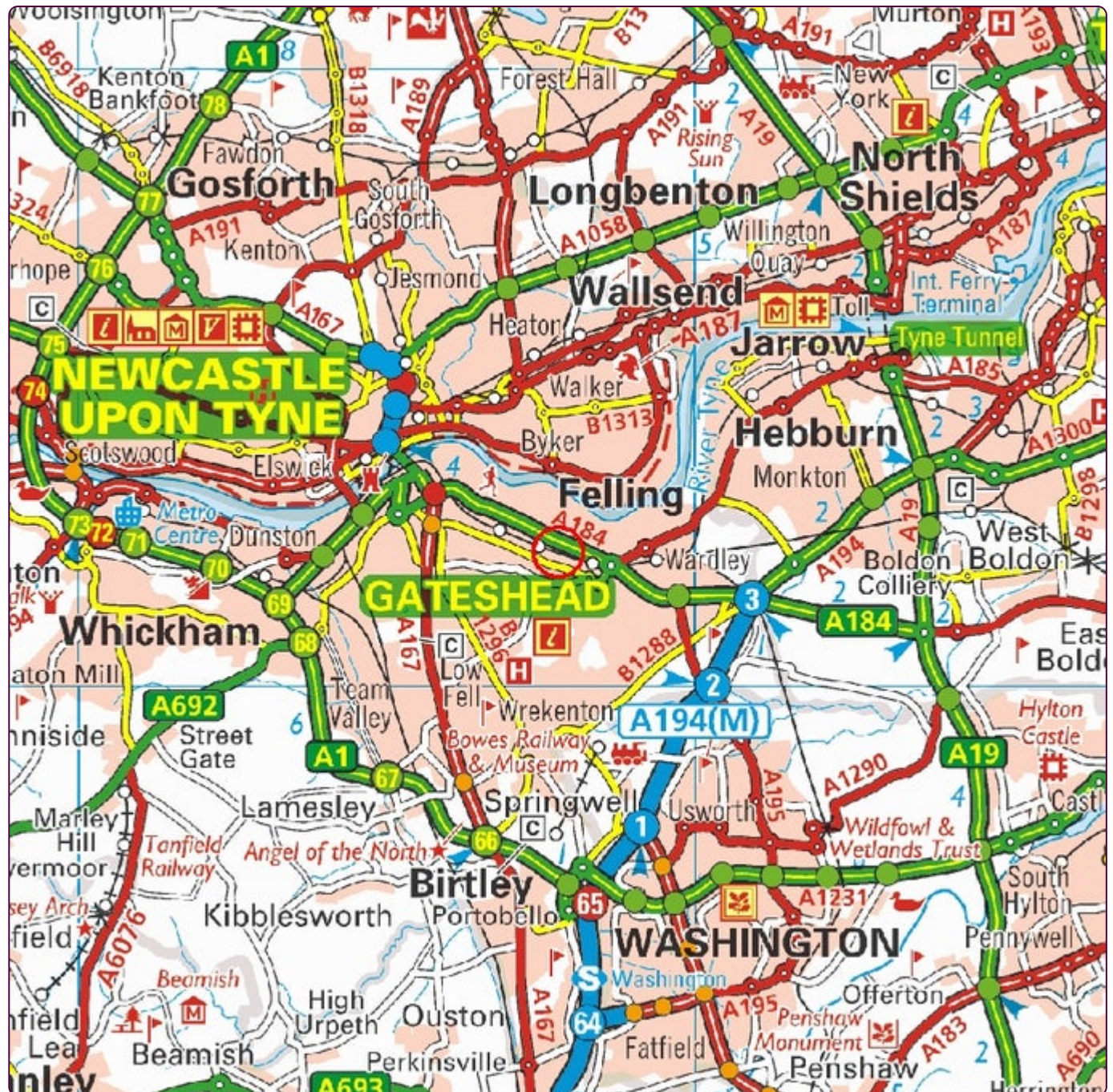
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LOCATION

The Wheatsheaf is perfectly positioned at 26 Carlisle Street, Felling, Gateshead, offering excellent accessibility just a short walk from the Felling Metro Station. Major roads such as the A184 and A167 are nearby, ensuring easy access by car.

Situated approximately two miles from Gateshead town centre and about three miles from Newcastle upon Tyne. Gateshead is a vibrant town known for its cultural attractions and its close proximity to Newcastle.

The property is surrounded by a variety of complementary businesses including bars, restaurants, and retail shops.





DESCRIPTION

The Wheatsheaf is a traditional pub in immaculate condition, having been well invested in over the years.

This approximately 50 seated cover bar (plus standing room for vertical drinking for at least the same number again) features a classic design with period features throughout. The interior includes elements such as dark wooden furnishings and decorative touches that contribute to its traditional pub feel.

This well-established venue is ideal for those looking to open their first pub or expand their existing portfolio.

THE OPPORTUNITY

This wet-led community pub in Felling, Gateshead offering a solid business opportunity. Located in a residential area, the pub benefits from a steady flow of local patrons.

Its central position makes it a convenient spot for social gatherings and local events. This pub has the potential to become a key part of the neighbourhood, catering to the needs of the surrounding community.

INTERNAL DETAILS

Internally, the Wheatsheaf features a well organised layout across three levels. The basement cellar includes a spacious store and cellar area for beverages and supplies.

The ground floor comprises a main bar area, leading through to a snug store room, WC, an office.

FIXTURES & FITTINGS

We are advised that all fixtures and fittings are free from hire purchase or lease agreements and are included in the sale, with the exception of items that are personal to our clients.

TRADING HOURS

Monday to Thursday
5.00pm - 11:30pm

Friday & Saturday
12.00pm - 12.00am

Sunday
12.00pm - 11.00pm





OWNER'S ACCOMMODATION

First floor offers living accommodation with private access, meaning it could be leased out separate from the pub. Comprised of a very well maintained and immaculately presented flat, one bedroom, lounge, fully equipped kitchen and bathroom.



EXTERNAL DETAILS

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £2,000

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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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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