



THE WHEELHOUSE

25 Albany Village Centre, Washington, Tyne and Wear, NE37 1UB

FREEHOLD: £275,000 | REF: 6450582

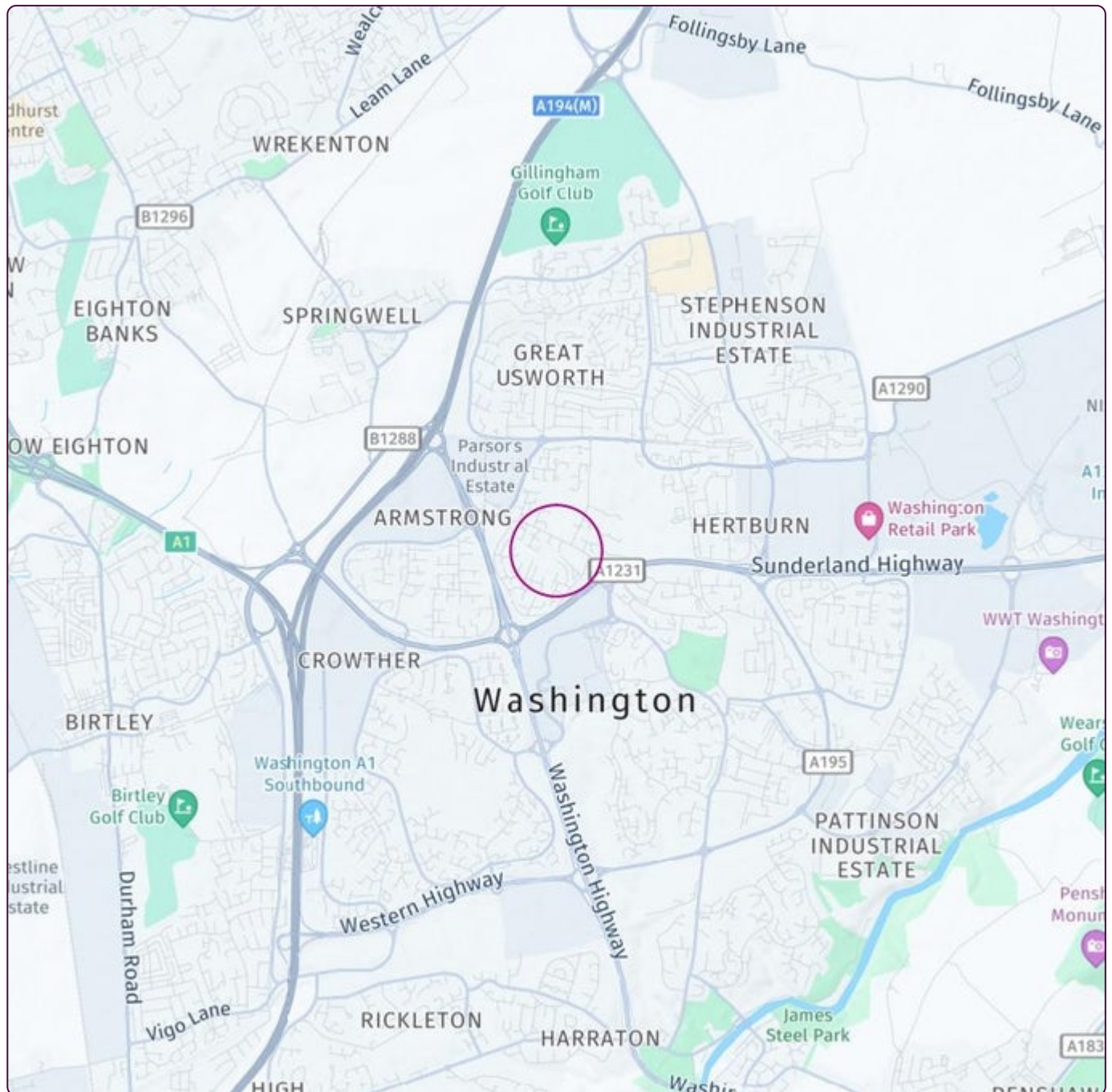
KEY HIGHLIGHTS

- Wet-led public house
- Located in a highly dense residential estate
- Large function room with separate bar
- Spacious three-bedroom owner's flat
- Turnover as £257,611 for YE December 2025
- EPC Rating B | Site Area: c.0.238 acres

LOCATION

The Wheelhouse is located in the Albany district, just north of Washington town centre, within an established residential area supported by local amenities. The property is approximately 9 miles north-east of Newcastle upon Tyne accessed easily via the A1 and 7 miles east of central Sunderland which is connected by the Sunderland Highway.

Public transport access is good. Several bus services operate near Windlass Lane and the property is positioned centrally in a large housing estate and close to a small neighbourhood retail parade making it well placed to benefit from steady local footfall.





DESCRIPTION

The Wheelhouse is a two-storey detached property with painted external elevations. The site includes a small car park for around ten cars, an enclosed beer garden to the side and trading areas that accommodate approximately one hundred and seventy customers.

There is a three-bedroom operator's flat on the first floor.

INTERNAL DETAILS

The ground floor provides a well-laid-out trading area, centred around a lounge bar with a central bar servery and there is also a small raised seating area offering additional covers. Adjacent to the main bar is a large, self-contained function room, complete with its own bar, suitable for events and private hire.

Ancillary areas on the ground floor include customer WCs, cellar and storage space.

FIXTURES & FITTINGS

We are advised that the majority of fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

OWNER'S ACCOMMODATION

The first floor offers good-quality manager's accommodation, comprising a three-bedroom flat.

THE OPPORTUNITY

The Wheelhouse is owned by Camerons Brewery and is offered for sale as they concentrate their efforts on their Head of Steam brand, having sold the vast majority of their freehold community pubs in 2024.

TRADING HOURS

Monday - Sunday
12noon til Midnight

TRADING INFORMATION

Turnover as £257,611 for YE December 2025.

The business currently operates on a franchise agreement, which can be terminated at any time on four weeks notice.

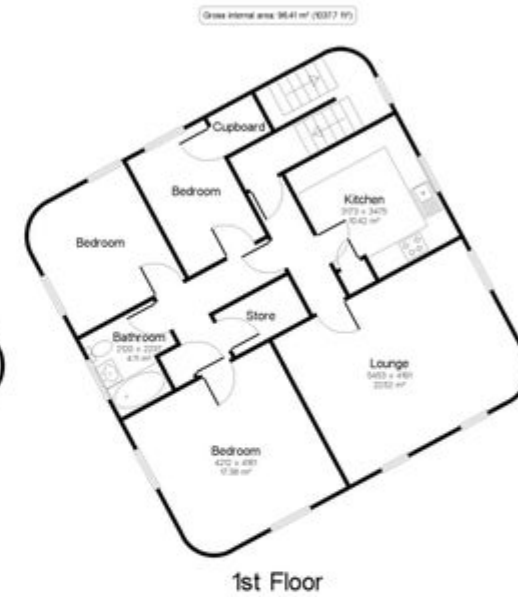
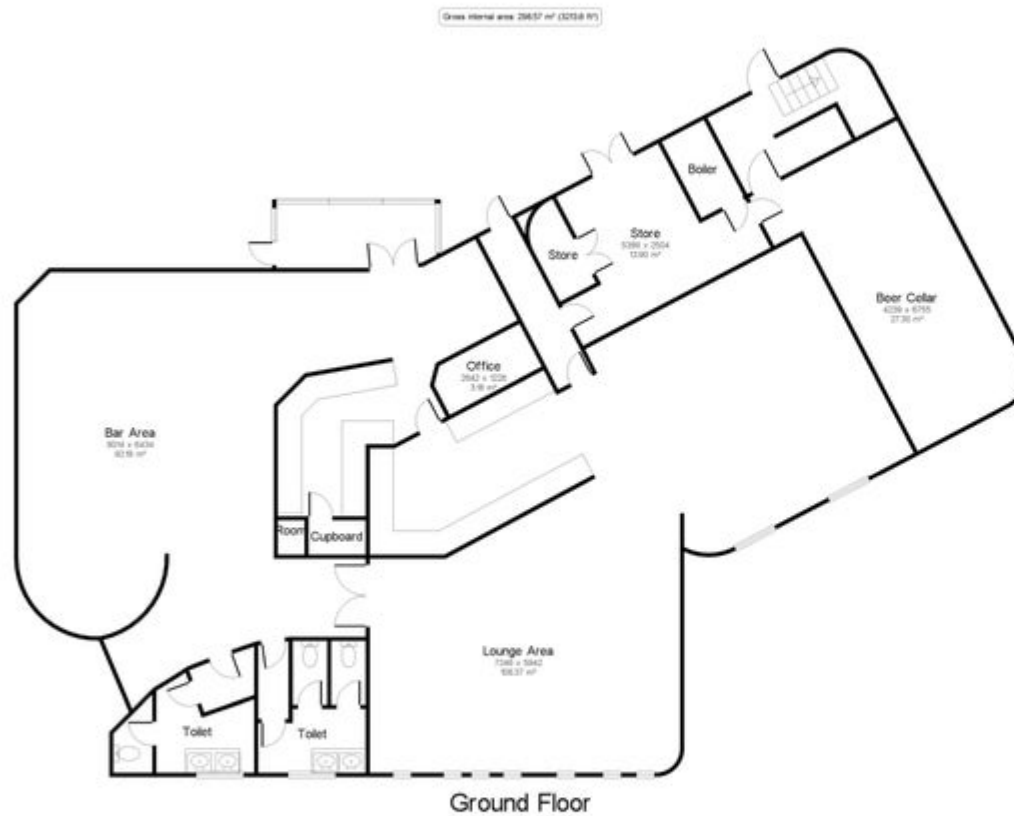
BUSINESS RATES

The Rateable Value is £10,250 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License





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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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