The White Swan

- Pub & Restaurant with 3 Letting Rooms
- Profitable and in a desirable location
- TO Y/E 26 - c.£630k net | Net profit c.£173k
- One Bedroom Lodge/Chalet
- Planning Permission to extend | c.0.9 acres
- Car Parking for 40 - Energy Rating C

Warenford, Belford, Northumberland, NE70 7HY

Freehold: £599,000

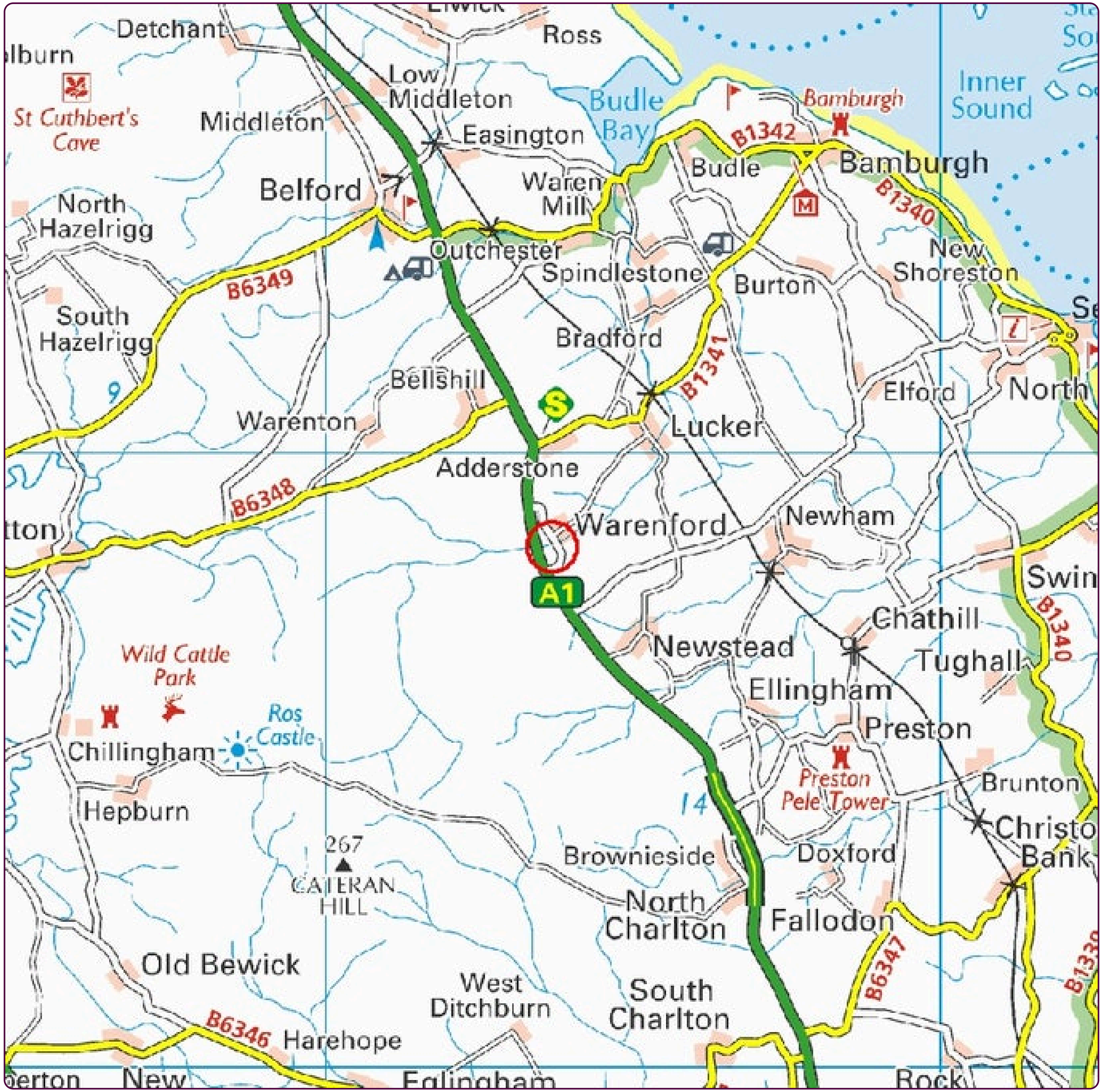
Ref: 6450480

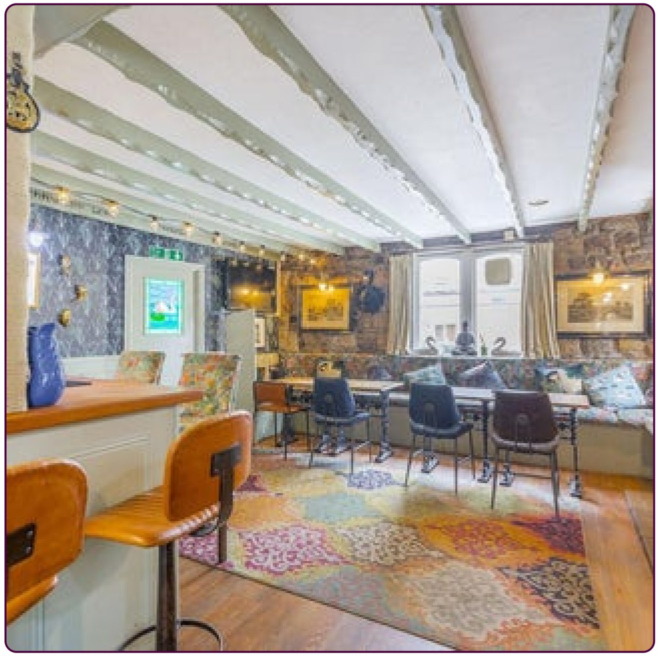
LOCATION

The White Swan Inn is situated in the village of Warenford, which sits adjacent to the A1(M), approximately three miles south of Belford and around 10 miles north west of the popular and extremely busy market town of Alnwick.

The Northumberland Area of Outstanding Natural Beauty is nearby and the increasingly popular Northumberland coastal towns of Bamburgh and Seahouses, as well as the Lindisfarne National Nature Reserve, Holy Island are all within 20 minutes drive away.

The surrounding area is full of other reasons to visit, including camping and caravan sites, hotels, other tourist attractions such as Dunstanburgh Castle, as well as golf courses.





THE OPPORTUNITY

The White Swan Inn presents a brilliant opportunity to acquire a long established business. The business is incredibly busy and has potential to grow further if an incoming purchaser were to exercise the planning permission.

The business would suit an owner operator but would support a management team and so will appeal to local, regional and even national multi-site operators.

DESCRIPTION

The White Swan Inn is a brilliant example of a traditional country Inn, which has been tastefully decorated to incorporate modern influences and themes, whilst retaining character.

Well known with an excellent reputation for deliciously prepared local and seasonal food, the business has been operated by our clients for a number of years.

INTERNAL DETAILS

Entry is via a small lobby to the front of the property, leading through to a bar area with seating for 20 customers in a relaxed setting.

Up a few steps are two restaurant/dining areas with table and chair seating for 72 customers.

FIXTURES & FITTINGS

All fixtures, fittings and equipment are owned outright and included in the sale, with the exception of a small number of personal items owned by the vendors

ANCILLARY AREAS

Ancillary areas include a large, fully fitted commercial grade catering kitchen, beer cellar and store room.

LETTING ACCOMMODATION

The White Swan benefits from a high-quality letting accommodation offering that complements the pub's strong food and drink trade.

There are three very well appointed ensuite letting bedrooms. The first is on the ground floor, the other two bedrooms are on the first floor.

Additional accommodation is offered in a one bedroom Lodge/Chalet, complete with open plan living/dining area with kitchenette, bathroom and king-size bedroom.

EXTERNAL DETAILS

The site extends to 0.9142 acres.

Externally the Lodge benefits from its own private decking area with views of the countryside and the sea, along with a hot tub.

There is currently parking for approximately 40 cars as well as a large garden area.

To the front of the property is picnic style seating for up to 24 customers.

PLANNING PERMISSIONS

There is planning permission in place to erect a double storey extension adjacent to the main building which will house an additional six letting bedrooms.

https://publicaccess.northumberland.gov.uk/onlineapplications/applicationDetails.do?keyVal=PZVLMVQS0LP00&activeTab=summary

STAFF

The business is owner operated by a husband and wife team, supported by a contingent of full and part-time staff. A full staffing schedule can be provided to seriously interested parties on request.

TRADING HOURS

The business trades from 12.00noon to 11.00pm daily.

TRADING INFORMATION

The business demonstrates a strong level of profitability, providing an attractive earning base for an incoming purchaser.

We are advised that turnover for the financial year ended 28.03.2025 was c.£612,000 net of VAT with an ANP of c. £150,000.

2026 Management Accounts are showing an increase in both turnover and profit.

Full accounts will be provided to seriously interested and proceedable parties on request.

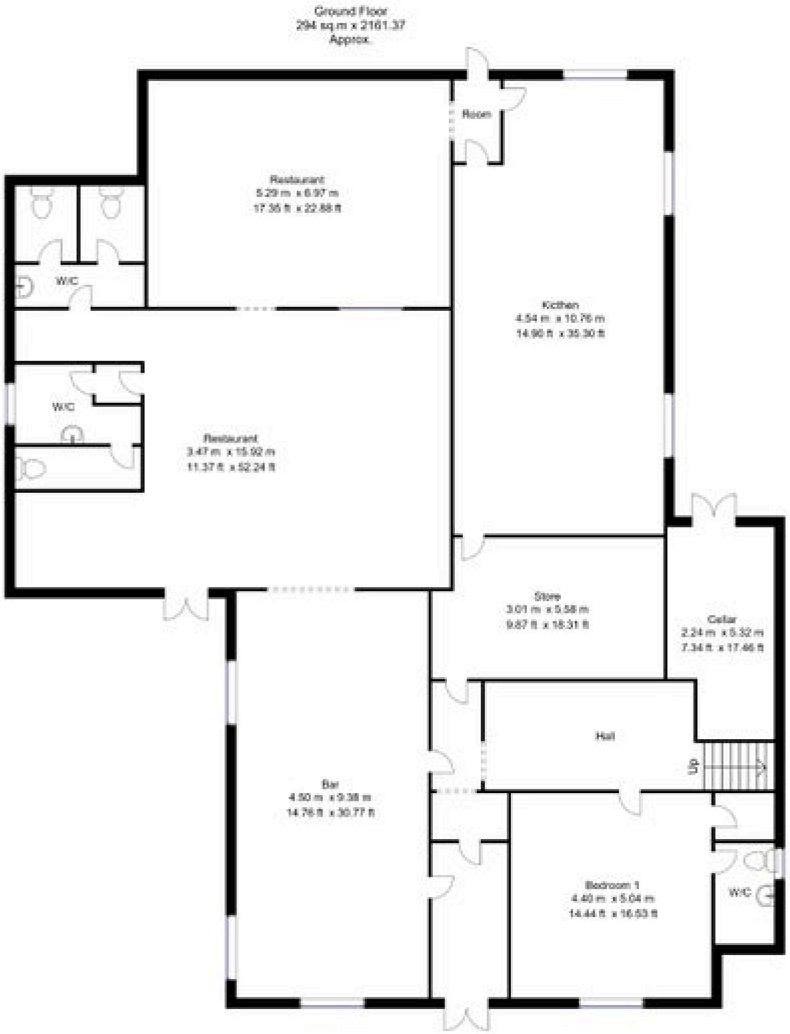
BUSINESS RATES

The Rateable Value is £16,500 as of 1 April 2023. Confirmation of actual rates payable should be sought from the Local Authority.

REGULATORY

Premises License


FB
The White Swan Inn
Farm Croft
TCB
Area: 0.9142 acres (3699.6 m²)
South
Farm
Shelter
76.2m
South Farm
Cottage
nnemara
The Old School
Meadow



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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DEBT & INSURANCE ADVISORY

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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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