



The Railway Hotel & Bar

1 Church Street, Haydon Bridge, Hexham NE47 6JG

Freehold £225,000

- Northumberland village location
- Mid terrace
- Open plan trade area (74)
- Spacious owners accommodation
- Excellent condition
- Potential Change of use (STPP)

Ref: 95086

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SP Sidney
Phillips



LOCATION

The Railway Hotel is found at the heart of a thriving village nestled between the famous North Pennines and Northumberland National Park. Situated 25 miles west of Newcastle Upon Tyne and accessed via the A69, Haydon Bridge is surrounded by popular attractions, famous country walks, holiday accommodation and popular cycle routes. With outstanding online reviews, this pub is the choice establishment for locals and tourists alike to visit to enjoy a drink in beautiful surroundings, overlooking the River South Tyne.

The property is a mid terrace public house situated in a beautiful village. This two-storey property was fully refurbished to a high standard in 2015, in a style that is sympathetic to the age of the building. Understood to date from the mid 19th century, it is of stone construction under a pitched slate roof and boasts attractive rendered walls.

The property briefly comprises:

TRADE AREAS

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Situated on the spacious ground floor, the MAIN BAR has seating for approximately 50 and is presented with a central wooden BAR SERVERY, stunning sash windows that allow light to stream into the pub and solid wood flooring. To the rear is the DINING AREA which seats approximately 24, again with lots of light courtesy of the sash windows, and hard wood flooring. There is also an original stone fireplace with a log burner.

The basement houses the CELLAR and DRY STORAGE.

OWNERS ACCOMMODATION

A first floor, two double bedroom apartment in excellent condition.

THE BUSINESS

The business has been hitherto let on a traditional commercial lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



TENURE & PRICE

FREEHOLD £225,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



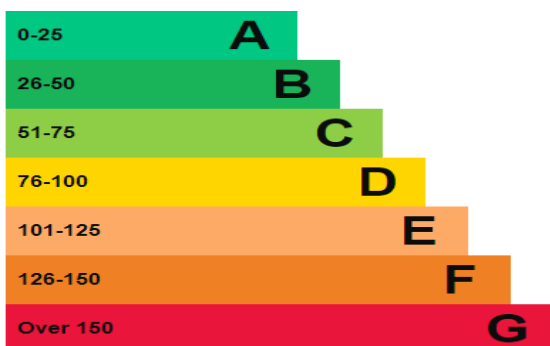
LICENCE

A full Premises Licence is held.

SERVICES

Mains electricity, water and sewerage are connected.
The property benefits from a biomass heating system and receives cash back under the Renewable Heat Incentive scheme.

Local Authority: Northumberland County Council
Rateable Value as at 01 April 2023: £12,000



BUSINESS MORTGAGES

01834 849795

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EPC Reference: 0940-7943-0396-7190-4020

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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