



The Jubilee

West Road, Haltwhistle, Northumberland, NE49 9HP

Freehold £200,000

- Popular Hadrian's Wall walking route
- Opposite main train station
- Strong local support
- Fantastic condition
- Spacious owner accommodation
- Football and cricket teams

Ref: 91298

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The pretty and charming town of Haltwhistle is just south of Northumberland National Park, surrounded by stunning countryside. The area has been populated since Roman times and, at the 2011 census, had a population of 3,811. The town is apparently mentioned in the Domesday Book and one of the original spellings of the its name - Haut Whysile - means high boundary.

Haltwhistle claims to be the geographic centre of Britain and is a main stopping point for visitors who want to explore Hadrian's Wall. The A69 bypass takes heavy traffic away from the town centre but connects Haltwhistle to Carlisle and the M6 to the west, and Newcastle-upon-Tyne and the A1 to the east.

Haltwhistle has a charming, family-friendly watch and clock museum based on the children's book 'Mr George the Clock Man', and just outside the town you can visit the Roman Army Museum, Carvoran. This museum is next to one of the highest standing sections of Hadrian's Wall, known as Walltown Crag. The Jubilee occupies a prominent position in the town, opposite the train station.

TRADE AREAS

GROUND FLOOR

There is a front entrance into the BAR AREA. The bar has seating around the sides of the pub and is furnished to a good, attractive, contemporary standard. The bar has been cushion upholstered with a faux leather and is very attractive. The room includes three large flat screen TVs and a projector, indicating that it is predominately a sports bar, and there is ample seating to attract a good crowd (50).

The bar area has wooden floor throughout.

The LADIES' and GENTLEMEN'S TOILETS are positioned at the rear of the bar.

CELLAR

Situated below the pub with drop and roll access to street level.

OWNERS ACCOMMODATION

The owners accommodation is on the first floor and comprises:

- 2 BEDROOMS
- BATHROOM
- FITTED KITCHEN

- LOUNGE
- OFFICE/THIRD BEDROOM

The apartment has been nicely updated and has a very cosy feel. This would suit a new leaseholder and family or, alternatively, this could be made into letting rooms to maximise profitability.

EXTERNAL

There are two benches on the pavement. There is a BEER GARDEN to the front of the bar on land which is owned by the council.

THE BUSINESS

The business has been operated by third party tenants 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.

LICENCE

We understand that the property has been granted a Premises Licence under the Licensing Act 2003. Details of the permitted hours of this licence may be obtained from the licensing section of the Local Authority listed elsewhere in these particulars. The purchaser or his representative will need to hold a Personal Licence under the Act.

SERVICES

All main services are connected.

Rateable Value April 2017: £13,000

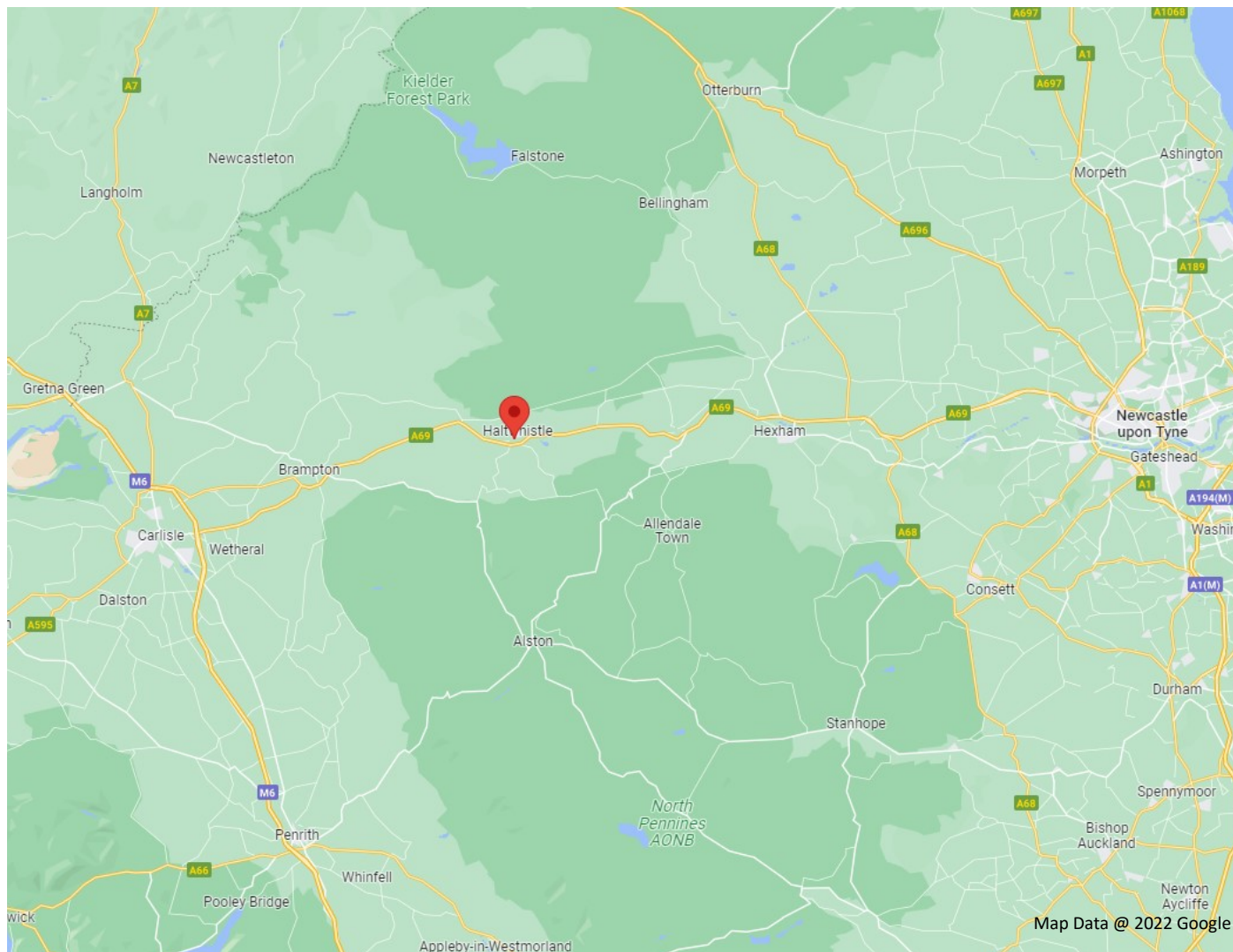
Local Authority: Northumberland County Council
County Hall, A197, Morpeth, NE61 2EF.
0345 6006400



TENURE & PRICE

FREEHOLD £200,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

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



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EPC Reference: N/A

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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