



Railway Inn

Fourstones Hexham Northumberland NE47 5DG

Freehold £100,000

- Beautiful village pub
- Traditional public bar and snug
- Two dining areas and catering kitchen
- Three bedroom flat
- Beer garden
- Currently closed

Ref: 1903

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SP Sidney
Phillips



HISTORIC PHOTOS

LOCATION

Fourstones is a pretty village in the Tyne Valley, 3 miles from the A69 and between the villages of Warden and Newbrough. Fourstones is within easy reach of the popular market town of Hexham which is 6 miles away; beyond Hexham are the cities of Newcastle to the east and Carlisle to the west. The village has rural views across the valley.

The property is set back from the main road which runs through the village, next to the railway line, hence its name. It is detached and of stone construction under a slate roof.

The property is listed as an Asset of Community Value. It briefly comprises the following accommodation:-

TRADE AREAS

GROUND FLOOR

Front entrance into the traditional PUBLIC BAR with SNUG to the rear and lounge or dining room off. LADIES', GENTLEMEN'S and DISABLED toilets off. The trade areas would benefit from modernisation. Underground CELLAR with good head height. STORE ROOM.

FIRST FLOOR

DINING ROOM (accessed via stairs from the lounge on the ground floor) and CATERING KITCHEN.

The PRIVATE ACCOMMODATION comprises LOUNGE, KITCHEN/DINER, BATHROOM, THREE BEDROOMS (one double, two single). The accommodation would benefit from refurbishment.

EXTERNAL

BEER GARDEN to the front. YARD to the rear with off-street parking spaces. OUTBUILDING off the access road. Car park for 10-12 vehicles available at a rent of £1 per annum whilst the property is being used as solely a public house.

THE BUSINESS

After it was purchased by our client, the business was run under management for approximately one year, it was then closed.

OVERAGE

The property is being sold with an overage. This covenant will be triggered if any change of use is achieved on the public house. Should the overage be triggered, £250,000 + VAT will be owed to our



HISTORIC PHOTOS

client. The overage is to stay fixed at this price for 5 years with it rising with indexation thereafter to a formula to be agreed.

TENURE & PRICE

FREEHOLD £100,000 to include fixtures and fittings. Stock at valuation in addition.

The property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

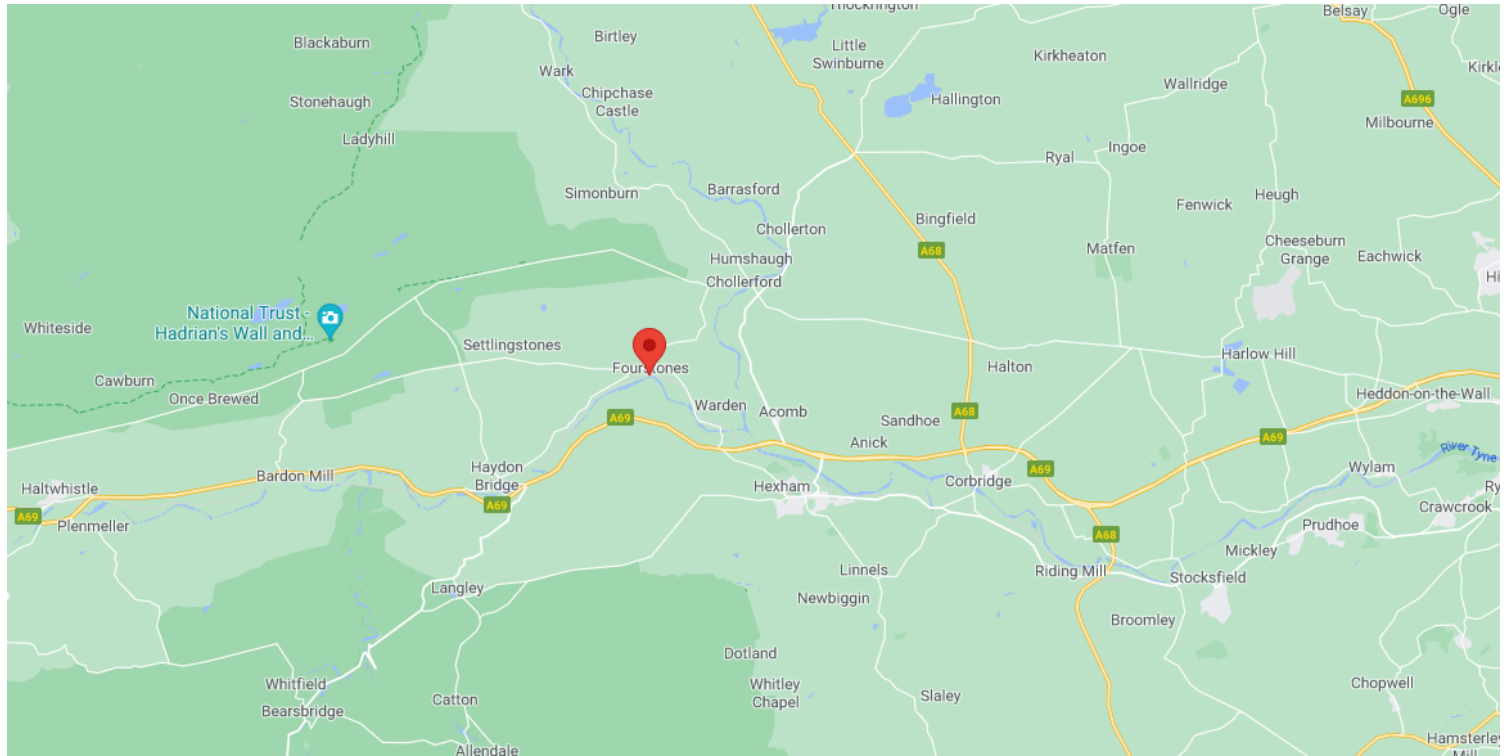
The property has previously been granted a premises licence under the Licensing Act 2003.

SERVICES

Local Authority: Northumberland County Council

Tel: 0345 600 6400

Rateable Value: £8,500



Map Data @ 2021 Google

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EPC Reference:

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