

Pub Opportunities

Autumn 2025

Everard Cole is a Commercial Property Consultancy specialising in the Licensed, Leisure and Hospitality sector, with offices in Leeds, Nottingham and Cambridge.

Everard Cole are pleased to offer this selection of public house properties brought to the market for sale. The properties in the brochure are available to be purchased individually or in groups.

VIEWINGS

Please arrange all viewings and requests for further information with the Everard Cole agent. Contact details are on each page.

VAT

All prices quoted are exclusive of VAT. VAT, if applicable, will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.

BUSINESS

Our client has not directly occupied the properties or traded the respective businesses and does not therefore have access to any accounts or historical trading information.

FIXTURE & FITTINGS

No fixtures and fittings will be warranted with the sale and inventories cannot be provided. The properties are being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

PLEASE CONTACT OUR AGENTS FOR FURTHER DETAILS OF AVAILABLE PROPERTIES



LEEDS

James Boshier

0113 450 8558

07919 058 921

james@everardcole.co.uk



NOTTINGHAM

Jon Heald

0115 824 6442

07941 614 719

jon@everardcole.co.uk

CAMBRIDGE



Gareth Hatton

01223 867 400

07493 126 447

gareth@everardcole.co.uk

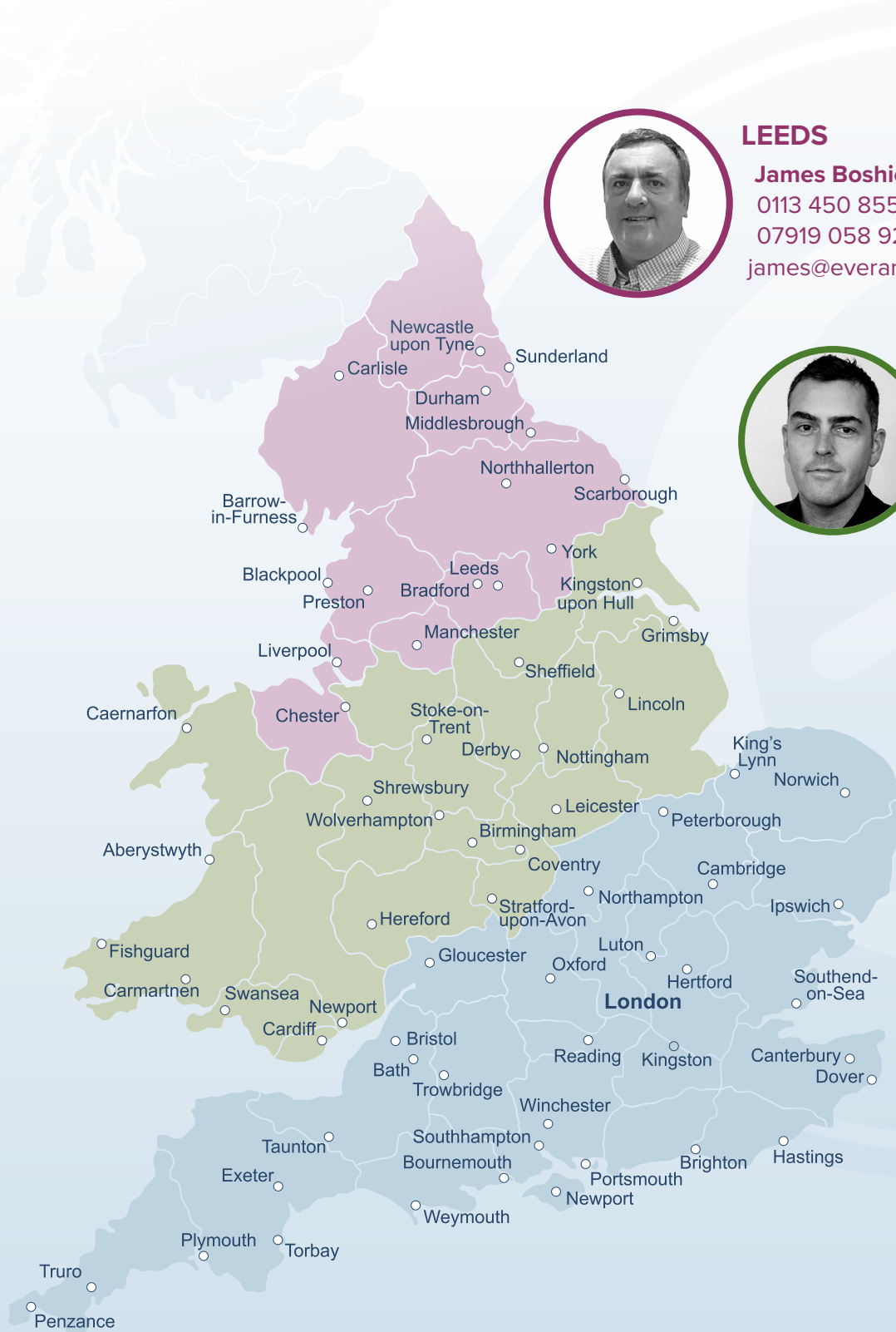


Tom Nichols

01223 867 400

07715 054 959

tom@everardcole.co.uk





Freehold

Red Lion

Holywell, Deeside

Offers in the region of £175,000

- Mid terrace stone built public house
- High street location
- Lounge bar and games room
- 2 bedroom living accommodation
- 3 former letting bedrooms

Tel: 0113 450 8558



Freehold

Poachers Pocket

Whickham, Gateshead

Offers in the region of £495,000

- Detached pub/restaurant in residential area
- Beer garden with children's play area
- Currently closed
- Open plan trading area
- Large car park
- Site are 1.434 acres
- Development potential (STPP)

Tel: 0113 450 8558



Freehold

First In Last Out

Whitby, North Yorkshire

Offers in the region of £185,000

- Traditional 'Locals' public house
- Located in sought after seaside town
- Located in densely populated residential area
- Easy run one room operation
- Small external trading area
- Spacious 3 bedroom living accommodation

Tel: 0113 450 8558



Freehold

Queens Head

Blaydon on Tyne

Offers in the region of £150,000

- Central village location
- Previously 100% wet sales
- Currently closed
- Open plan trading area
- 3 bedroom living accommodation
- Densely populated area

Tel: 0113 450 8558



Freehold

Sportsmans Inn

Morley, Leeds

Offers in the region of £340,000

- Community public house
- Open plan trading area
- Beer garden
- Large car park
- Site area 0.256 acres
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



Trap Inn

Broomhill, Alnwick

Offers in the region of £225,000

- Detached roadside village pub
- 5 en-suite letting bedrooms
- Large function room
- One bedroom living accommodation
- Car park for 17 vehicles
- Total site area of 0.401 acres

Tel: 0113 450 8558

Freehold



Black Swan

Kirkbymoorside, York

Offers in the region of £195,000

- Market town public house
- Sought after location
- Open plan trading areas
- Commercial catering kitchen
- Enclosed external trading area

Tel: 0113 450 8558

Freehold



Borough Arms

Morley, Leeds

Offers in the region of £275,000

- Town centre location
- Wet sales only
- One bar operation
- External trading area
- 4 bedroom accommodation
- 4 further rooms to the second floor

Tel: 0113 450 8558

Freehold



Angel Inn

Alston, Cumbria

Offers in the region of £160,000

- Village public house
- Currently closed
- 3 letting bedrooms
- Single bar trading operation
- 5 car parking spaces
- 2 bedroom living accommodation

Tel: 0113 450 8558

Freehold



Prince of Wales

Scarborough, North Yorkshire

Offers in the region of £195,000

- Community public house
- Currently closed
- Open plan trading area
- Busy coastal town location
- 3 Bedroom living accommodation
- Residential area

Tel: 0113 450 8558

Freehold



Black Swan

Wakefield, West Yorkshire

Offers in the region of £195,000

- Town centre late night bar
- Located on drinking circuit
- Small external drinking area
- Recently refurbished
- 3 Bedroom living accommodation

Tel: 0113 450 8558

Freehold



Golden Lion

Helpierby, York

Offers in the region of £250,000

- Closed village pub
- Sought after affluent area
- One bar operation
- 3 Bedroom living accommodation
- Catering kitchen
- External trading area

Tel: 0113 450 8558

Freehold



Exchanged

Royal Oak

Paull, Hull

Offers in the region of £175,000

- Attractive village public house
- Three trading areas
- Spacious domestic accommodation
- Commercial kitchen
- Rear beer garden
- Overlooking Humber Estuary
- Car park over road
- Ground floor footprint 2,333 sq ft

Tel: 0115 824 6442

Freehold



Under offer

Olde Queens Head

Halesowen, West Midlands

Offers in the region of £275,000

- Substantial semi-detached public house
- Two ground floor bar areas
- First floor function room
- Two bed domestic accommodation
- Commercial kitchen
- Car park
- Ground floor footprint 3,233 sq ft
- Site area 0.163 acres

Tel: 0115 824 6442

Freehold



Duke of Bridgewater

Crewe, Cheshire

Offers in the region of £225,000

- Prominent, busy location
- Close to Crewe town centre
- Three storey detached property
- Open plan trading area
- Rear beer garden
- Accommodation over 1st and 2nd floors
- 2,029 sq ft ground floor footprint
- 0.199 acre plot

Tel: 0115 824 6442

Freehold



Under offer

White Horse Inn

Gilberdyke, Brough

Offers in the region of £425,000

- Extensive detached pub restaurant
- Excellent prominent location
- Separate bar & restaurant areas
- Large commercial kitchen
- Large car park for 50+
- Spacious three bed domestic accommodation
- Two beer gardens and rear paddock
- Total site area 1.881 Acres
- Ground floor footprint 5,060 sq ft

Tel: 0115 824 6442

Freehold



Under offer

Woolcomber

Burbage, Hinckley

Offers in the region of £650,000

- Two and single storey detached pub
- Set in 0.54 acres
- 3,570 sq ft ground floor footprint
- 12,257 resident population within 1km radius
- Three bed domestic accommodation
- Two separate trading areas
- 40+ car park
- Rear garden

Tel: 0115 824 6442

Freehold



Spring House

Newark On Trent, Nottinghamshire

Offers in the region of £275,000

- Prominent three storey property
- Grade II listed property
- Car park for c. 10 vehicles
- Sought after market town
- Outdoor drinking area to front
- Open plan trading area
- Spacious domestic accommodation
- Opposite Newark Marina and Sconce & Devon Park

Tel: 0115 824 6442

Freehold



Under offer

Mavericks

Doncaster, South Yorkshire

Offers in the region of £295,000

- Tremendous city centre position
- Four bedroom domestic accommodation
- Rear drinking terrace
- Centre circuit bar
- 3am licence
- Ground floor footprint 3,453 sq ft

Tel: 0115 824 6442

Freehold



Dickin Arms

Wem, Shrewsbury

Offers in the region of £250,000

- Two storey end terrace property
- Sought after market town
- Residential area
- Open plan trading area
- Domestic accommodation over 1st floor
- 1,512 Sq ft ground floor footprint

Tel: 0115 824 6442

Freehold



Pure Lounge

Andover, Hampshire

Offers in the region of £375,000

- Thriving market town centre location with excellent footfall
- Prominent 2 storey grade II listed detached building
- Total floor area of 7,341 sq ft
- Open plan main bar (100)
- External front trading space
- Large trade kitchen
- 2 private flats. 3 bed and 2 bed.
- Available with vacant possession
- Potential for alternative use STPP

Tel: 01223 867 400

Freehold



Cherry Tree

Brightlingsea, Colchester

Offers in the region of £375,000

- Essex seaside town location
- 10 miles from Colchester
- Prominent 2 storey corner property
- Densely populated residential location
- Potential community pub
- Main bar, lounge bar & garden
- Car park
- 2 bedroom private accommodation
- Potential for alternative use (STPP)
- Available with vacant possession

Tel: 01223 867 400

Freehold



Eight Bells

Canterbury, Kent

Offers in the region of £250,000

- Mid terrace 2 storey property
- Densely populated location
- Few minutes' walk from Canterbury West Station
- Not listed but is in Conservation Area
- Modest size main bar with horseshoe servery (30)
- Trade kitchen
- No on-site parking
- Attractive small walled garden
- Private accommodation across 2 upper floors
- Available with Vacant Possession

Tel: 01223 867 400

Freehold



Nags Head

Yorkley Slade, Gloucestershire

Offers in the region of £450,000

- Beautiful Gloucestershire location
- Views of the River Severn and Vale of Berkeley
- 30 mins from Cheltenham
- Extensive site of 2.9 acres
- Main bar, 2 x lounge areas (c 60)
- Abundance of external seating (100+)
- 3 Bedroom private accommodation
- Needs refurbishment & decorating
- Available with vacant possession (closed)
- Sold as seen

Tel: 01223 867 400

**Valuations**

Conducted by
RICS Registered
experts.

**Disposals**

Instructions dealt
with utmost
discretion and
sensitivity.

**Acquisitions**

Expansion into
different sectors
or areas.

**Dispute
Resolution**

Providing
independent
expert advice.

**Landlord
and Tenant**

Advising both
parties during
their business
relationship.

“

The Everard Cole team is friendly, client-focused and hard-working. We greatly value their professionalism, commercial outlook and, above all, the clarity and detail of their advice.

Matthew Cox – Estate Manager, Greene King

”

“

We have worked closely with you guys for many years now, and deliberately so. You are unfailingly knowledgeable and helpful whilst clearly recognising your client's needs and objectives. We will have a great relationship for a long, long time to come.

James Nye – Managing Director, Anglian Country Inns

”

“

A no-nonsense yet informed approach which is easy to work alongside. We look forward to doing a lot more together.

Sam Frankland – Property Director, Amber Taverns

”