

Pub Opportunities

Spring 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 370 055

07493 126 447

gareth@everardcole.co.uk



Tom Nichols

01223 370 055

07715 054 959

tom@everardcole.co.uk



Freehold

Red Lion

Tel: 0113 450 8558

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



Freehold

Under offer

Poachers Pocket

Tel: 0113 450 8558

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)



Freehold

First In Last Out

Tel: 0113 450 8558

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



Freehold

Queens Head

Tel: 0113 450 8558

Blaydon on Tyne

Offers in the region of £175,000

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



Freehold

Sportsmans Inn

Tel: 0113 450 8558

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

Freehold



Trap Inn

Tel: 0113 450 8558

Broomhill, Alnwick

Offers in the region of £295,000

- 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

Freehold



Black Swan

Tel: 0113 450 8558

Kirkbymoorside, York

Offers in the region of £225,000

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

Freehold



Borough Arms

Tel: 0113 450 8558

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

Freehold



Angel Inn

Tel: 0113 450 8558

Alston, Cumbria

Offers in the region of £195,000

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

Virtual Freehold



Oddfellows

Tel: 0113 450 8558

St Bee's

Offers in the region of £125,000

- End of terrace public house
- Coastal village location
- 2 bar operation
- Views over the Irish sea
- Car park
- 3 bedroom accommodation

Freehold



Under offer

The Bull

Malpas, Cheshire

Offers in the region of £350,000

- Attractive detached property
- 2/3 bedroom domestic accommodation
- Car park
- Rear beer garden
- Commercial kitchen
- Situated in 0.37 acres plot
- Well appointed trading areas with c.100 covers

Tel: 0115 824 6442

Long Leasehold



Crumpled Horn

Swindon, Wiltshire

Offers Invited

- Grade II listed property
- Striking detached property
- Open plan trading area
- Car park
- Outdoor drinking area and garden
- 3 bedroom domestic accommodation
- Potential for change of use (subject to Landlord's consent).

Tel: 0115 824 6442

Freehold



Royal Oak

Paul, 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

Leasehold



Nil Premium

The Mariners

Grimsby, Lincolnshire

Offers Invited

- Substantial detached community pub
- Two separate trading areas
- Car park and beer terrace
- Three bed domestic accommodation
- In need of refurbishment
- 2 Years remaining on lease
- All reasonable proposals considered
- £114 pa rent
- Suitable for a number of alternative uses (STPP)

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



Railway Inn

Hatton, Derbyshire

Offers in the region of £250,000

- Detached public house
- Sought-after derbyshire village
- Busy road location
- Two ground floor bar areas
- Outdoor trade area & outbuildings
- Three bedroom domestic accommodation
- Ground floor footprint 2,640 sq ft
- Site area 0.096 Acres

Tel: 0115 824 6442

Freehold



Duke of Bridgewater

Crewe, Cheshire

Offers in the region of £275,000

- 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



Duke of Rutland

Hinckley, Leicestershire

Offers in the region of £225,000

- Prominent, busy location
- Hinckley town centre
- Three storey semi-detached property
- Open plan trading area
- Domestic accommodation over 1st & 2nd floors
- 2,025 sq ft ground floor footprint

Tel: 0115 824 6442

Freehold



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



Shady Oak

Whaley Bridge, High Peak

Offers in the region of £425,000

- Countryside location with stunning views
- Substantial detached property
- Three letting rooms
- Spacious domestic accommodation
- Large car park
- Large commercial kitchen
- Total plot size c. 0.6 acres
- Ground floor footprint 3,084 sq ft

Tel: 0115 824 6442

Freehold



Boycott Arms

Claverley, Shropshire

Offers in the region of £325,000

Tel: 0115 824 6442

- Characterful detached pub restaurant
- Attractive rural location
- Separate bar & restaurant areas
- Commercial kitchen
- Large car park & two beer gardens
- Spacious five bed domestic accommodation
- Total site area 1.584 acres
- Ground floor footprint 2,978 sq ft

Freehold



Loddiswell Inn

Loddiswell, Kingsbridge

Offers in the region of £175,000

Tel: 01223 370 055

- Village hub and popular meeting place for locals
- Prominent village centre location
- 9 miles from Salcombe on the south coast
- 8 Miles from Dartmoor National Park
- Main bar, lounge and front and back gardens
- 3 bedroom private accommodation

Freehold



The Wheatsheaf

Weedon, Northampton

Offers in the region of £225,000

Tel: 01223 370 055

- Freehold freehouse for sale
- 3 storey end of terrace character property
- Open plan bar area with space for 30 covers
- 5 double bedroom domestic accommodation
- Large shingle patio for c. 30 covers
- Dedicated parking area
- Suitable for variety of uses (stpp)

Freehold



The Berkshire

Oxford, Oxfordshire

Offers in the region of £550,000

Tel: 01223 370 055

- Substantial detached public house
- Prominent corner site
- Oxford city centre location
- Large open plan trading area c.90 covers
- Rear walled patio garden (60+ covers)
- Site Area: 0.141 acres (approx)
- 6 bedrooms above with shared bathrooms & kitchens
- Potential for variety of uses (stpp)



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.

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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

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“

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

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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

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