

# Pub Opportunities

Winter/Spring 2026

# 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](mailto:james@everardcole.co.uk)



### NOTTINGHAM

**Jon Heald**

0115 824 6442

07941 614 719

[jon@everardcole.co.uk](mailto:jon@everardcole.co.uk)

### CAMBRIDGE



**Gareth Hatton**

01223 867 400

07493 126 447

[gareth@everardcole.co.uk](mailto:gareth@everardcole.co.uk)

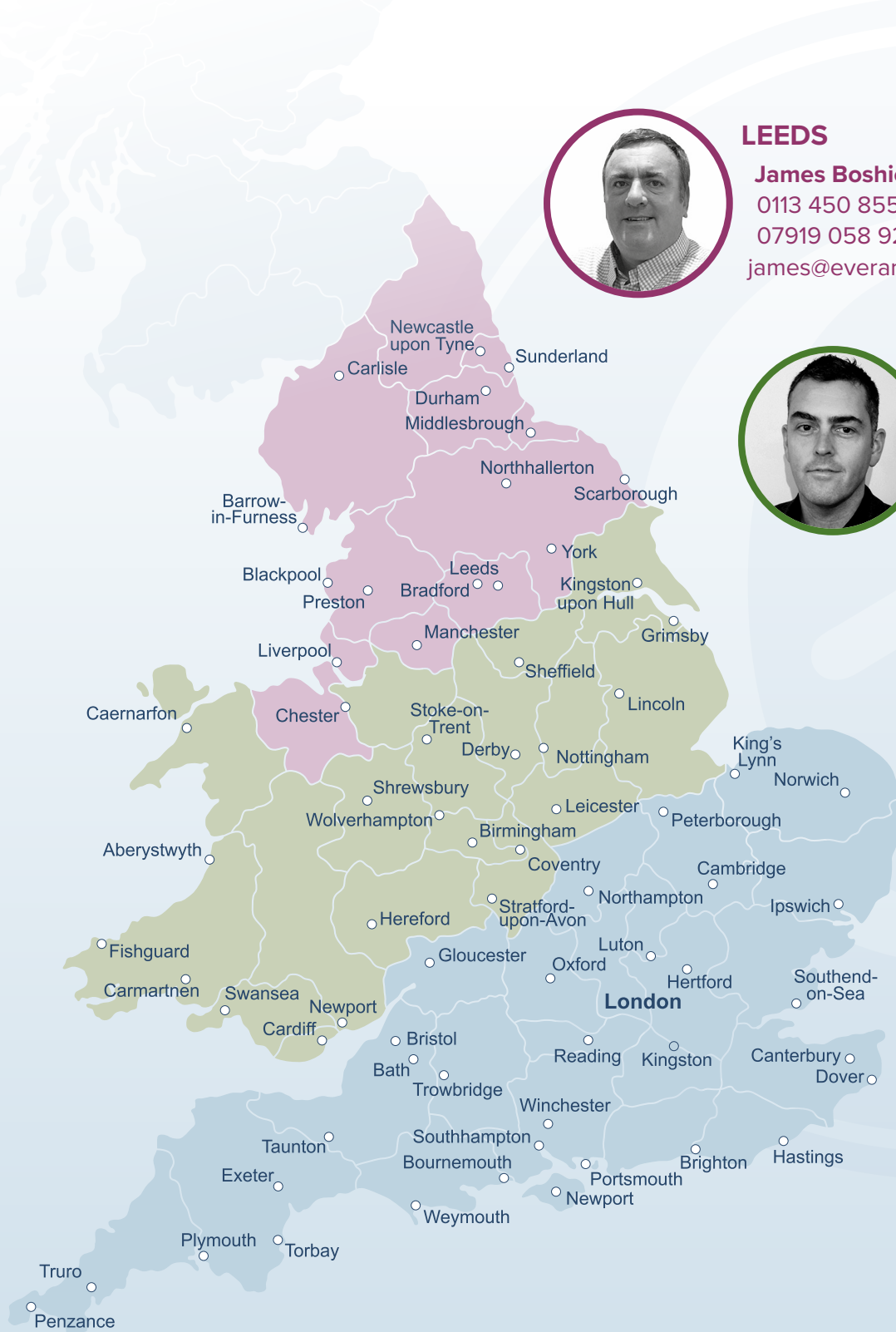


**Tom Nichols**

01223 867 400

07715 054 959

[tom@everardcole.co.uk](mailto:tom@everardcole.co.uk)



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



## 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 £195,000

- 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



## 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 £175,000

- 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

Helperby, 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



## 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



## Spring House

Newark On Trent, Nottinghamshire

Offers in the region of £225,000

- 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



## Dickin Arms

Wem, Shrewsbury

Offers in the region of £230,000

- 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



## George & Dragon

Hagworthingham, Lincolnshire

Offers in the region of £350,000

- Detached public & restaurant
- Set in 1.011 qres
- Camp site with 7 electric hook-ups
- Refurbished shower block
- Attractive trading areas and conservatory
- 3 bedroom private flat
- Car park & beer garden
- Large commercial kitchen

Tel: 0115 824 6442

Freehold



## Kings Way

Stoke on Trent, Staffordshire

Offers in the region of £225,000

- Prominent three storey property
- Central location
- Open plan trading area
- First floor function room
- Commercial kitchen
- 4-5 Bedroom domestic accommodation

Tel: 0115 824 6442

Freehold



## County Tavern

Hull, East Riding of Yorkshire

Offers in the region of £175,000

- Prominent three storey property
- Open plan trading area
- Outdoor drinking area to side
- Spacious domestic accommodation
- Ground floor footprint - 1,785 sq ft
- Site area - 0.058 acre

Tel: 0115 824 6442



Freehold



## Cherry Tree

Ingoldmells, Lincolnshire

Offers in the region of £275,000

- Detached two storey property
- Popular coastal resort
- Car park for c. 35 vehicles
- Outdoor drinking areas
- Set in 0.54 acres
- Large open plan trading area
- Three bed domestic accommodation
- Separate function room

Tel: 0115 824 6442

Freehold



## Cross Guns Inn

Pant, Shropshire

Offers in the region of £350,000

- Extensive detached pub
- Set in 0.729 acres
- Ground floor footprint of 3,369 sq ft
- Car park for c.20 vehicles
- Large outdoor drinking areas
- Three separate trading areas
- Commercial kitchen
- Two bed domestic accommodation

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

**Freehold**



## Flying Bull

**Rake, Hampshire**

**Offers in the region of £625,000**

- Beautiful location in the South Downs
- Peaceful village on Hampshire/ Sussex border
- Main bar, dining area and lounge bar
- 7 en-suite letting rooms
- Half in Hampshire and half in Sussex!
- Extensive floor area of approx 5,220 sq ft
- Vast garden space to rear over site of 2.2 acres
- 2 Bedroom private accommodation
- Available with vacant possession

Tel: 01223 867 400

**Freehold**



## Old Ram Inn

**Tivetshall St Mary, Norwich**

**Freehold Offers Invited**

- 17th century grade II listed coaching inn
- Fronting main A140, Ipswich - Norwich road
- Split bar & dining areas (c100 covers)
- 11 en-suite letting bedrooms
- Substantial trade kitchen
- Site area - 3.5 acres approx.
- Dedicated parking for 60+ cars
- Total floor area of 6,798 ft<sup>2</sup> (632 m<sup>2</sup>)
- Available with vacant possession
- Trade fixtures & fittings included

Tel: 01223 867 400

**Freehold**



## The Queens Head

**Crowmarsh Gifford, Oxford**

**Offers in the region of £625,000**

- Substantial detached traditional character pub
- Main high street location in Crowmarsh Gifford
- Open plan trade areas (c 60 covers)
- Dedicated parking (40 spaces)
- 5 Mins from Wallingford
- Site area of approx 0.5 acres
- Sizeable side patio & beer garden (c 120 covers)
- 3 Bed flat above

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**

”