



ACQUISITIONS • DISPOSAL • LANDLORD & TENANT • EXPERT WITNESS • PROFESSIONAL SERVICES

Pub Opportunities

Winter/Spring 2026

www.everardcole.co.uk



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

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NOTTINGHAM

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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 area 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 qcores
- 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

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

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)

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)

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!

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 ft² (632 m²)
- 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

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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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