

Pub Opportunities

Summer 2024

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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Freehold



Under offer

The Beaumont

Clayton le Woods, Chorley

Offers in the region of £1,250,000

- Detached public house
- Open plan, split level trading area
- Total site area of 1.105 acres
- 3 bedroom living accommodation
- Suitable for alternative use (STPP)
- Large car park
- Currently closed

Tel: 0113 450 8558

Freehold



Under offer

Red Lion

Holywell, Deeside

Offers in the region of £225,000

- 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



Mariners Arms

North Shields, Tyne and Wear

Offers in the region of £150,000

- Traditional freehold public house
- Two room trading operation
- Located on busy drinking circuit
- Prominent position on junction
- 1 bedroom living accommodation

Tel: 0113 450 8558

Freehold



Under offer

Queens Hotel

Bootle, Liverpool

Offers in the region of £250,000

- Prominent stone built public house
- Traditional 2 room operation
- Fronting busy A566
- Located in densely populated area
- 9 Unused rooms to upper floors
- Development potential (STPP)

Tel: 0113 450 8558

Freehold



Under offer

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



Royal

Stillington, Stockton on Tees

Offers in the region of £175,000

- Community village pub
- Main bar area and pool room
- First floor function room
- External drinking area
- 4 bedroom living accommodation
- Would suit alternative use STPP

Tel: 0113 450 8558

Freehold



Bar Eighteen

Morecambe, Lancashire

Offers in the region of £250,000

- Town centre public house
- Prominent corner position
- Open plan trading area
- External trading area
- 7 former letting bedrooms
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



Crown Inn

Grewelthorpe, Ripon

Offers in the region of £350,000

- Village public house
- Affluent sought after location
- Currently closed
- 3 section bar area
- Separate restaurant
- 3 en-suite letting bedrooms
- 3 bedroom living accommodation
- Large car park and beer garden

Tel: 0113 450 8558

Freehold



Corner Pin

Saltney, Chester

Offers in the region of £195,000

- Traditional public house
- Currently closed
- Close to the city of Chester
- Fronting busy 'A' road
- 1 room operation
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



First In Last Out

Whitby, North Yorkshire

Offers in the region of £195,000

- 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



Under offer

Lockwood

Pontefract, West Yorkshire

Offers in the region of £295,000

- Town centre public house
- Wet sales only
- Reduced openings
- Open plan trading area
- Rear enclosed beer garden
- 4 bedroom living accommodation

Tel: 0113 450 8558

Freehold



Mechanics Arms

Pentre, Deeside

Offers in the region of £275,000

- Detached community public house
- Large open plan trading area
- Total site area 0.441 acres
- Detached barn to rear
- 4 bedroom accommodation
- Suitable for development (STPP)

Tel: 0113 450 8558

Freehold



Under offer

Queens Arms

Wigan, Greater Manchester

Offers in the region of £175,000

- Detached community public house
- 3 section bar area
- Close to DW stadium
- Catering kitchen
- Enclosed external trading area
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



The Boat Inn

Wednesfield, Wolverhampton

Offers in the region of £175,000

- Two storey brick built property
- Town centre location
- External drinking area
- Open plan trading area
- Total site area 0.053 Acres
- Four bedroom domestic accommodation
- Ground floor footprint 1,960 sq ft (approx)

Tel: 0115 824 6442

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

Tel: 0115 824 6442

Freehold



Wellington Hotel

New Whittington, Chesterfield

Offers in the region of £195,000

- Detached two storey pub
- Car park
- Lounge bar & public bar
- Beer garden and outdoor drinking area
- 3/4 bedroom domestic accommodation
- Plot size 0.289 acres
- Ground floor footprint 2,853 sq ft

Tel: 0115 824 6442

Freehold



Pheasant Inn

Newtown, Powys

Offers in the region of £225,000

- Town centre public house
- Popular market town
- Public bar, lounge bar and games room
- Spacious 4-bed domestic accommodation
- Rear outside terrace
- Total ground floor footprint 1,830 sq ft

Tel: 0115 824 6442

Freehold



Red Lion Hotel

Sandiacre, Nottingham

Offers in the region of £350,000

- Three storey detached property
- Two trading areas
- Extensive domestic accommodation
- Car park
- Beer garden
- Prominent location
- Total site area : 0.303 acres
- Ground floor footprint : 3,390 sq ft

Tel: 0115 824 6442

Freehold



Royal Oak

Paull, Hull

Offers in the region of £195,000

- 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



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



Black Lion Hotel

Ellesmere, Shropshire

Offers in the region of £395,000

- Extensive grade II listed coaching inn
- Excellent town centre location
- Separate bar & restaurant areas
- Commercial kitchen
- Letting bedrooms
- First floor bar/function room
- Car park and outbuildings to rear
- Three bed domestic accommodation

Tel: 0115 824 6442

Freehold



The Plough

Rede, Bury St Edmunds

Offers in the region of £315,000

- Character 16th century grade II listed property
- 15 mins from Bury St Edmunds
- Main bar, restaurant & snug (60)
- Traditionally decorated
- Garden seating & car park to front
- 3-4 bed private accommodation

Tel: 01223 370 055

Freehold



Bay Horse Inn

Ashburton, Newton Abbott

Offers in the region of £235,000

- Traditional town pub in Newton Abbott, Devonshire
- Well supported by local trade and sporting teams
- Patio garden
- Great potential to open back up as hub without tie
- Close to Ashburton town centre
- Access to A38 to Plymouth and Exeter

Tel: 01223 370 055

Freehold



Jolly Brewers

Shouldham Thorpe, King's Lynn

Offers in the region of £275,000

- Excellently positioned on A134
- Extensive build with floor area of 5,296 sq ft
- Large main bar, lounge, conservatory and restaurant
- Trade garden with play area
- Large car park (50)
- 5 letting rooms
- 3 bed private accommodation

Tel: 01223 370 055

Freehold



White Horse

Droxford, Southampton

Offers in the region of £450,000

- Charming Hampshire village pub
- Within South Downs National Park
- Grade II listed 3 storey building
- Excellent local trade
- Bar, lounge, restaurant (70)
- 4 bedroom private accommodation
- 2 Further rooms on 2nd floor
- Southampton 30 minute drive
- Enclosed garden (40) & car park
- Property being 'sold as seen'

Tel: 01223 370 055

Freehold



Loddiswell Inn

Loddiswell, Kingsbridge

Offers in the region of £265,000

- 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

Tel: 01223 370 055

Freehold



Kings Arms

Sandy, Beds

Offers in the region of £325,000

- Detached village pub with garden
- Grade II listed 18th century coaching inn
- 4 letting chalets in rear garden
- Close to the A1 in central Bedfordshire
- Well supported & family friendly pub
- ACV registered in 2021

Tel: 01223 370 055

Freehold



Waggon & Horses

Steeple Morden, Herts

Offers in the region of £325,000

- 17th century traditional village pub
- 16 miles from Cambridge
- Grade II listed
- Main bar, snug & restaurant
- Extensive trade garden
- Registered as an Asset of Community Value (ACV)

Tel: 01223 370 055

Freehold



Crown & Anchor

Wigganhall St Germans, Norfolk

Offers in the region of £235,000

- Idyllic riverside location
- Traditional village pub
- Main bar, sports bar & restaurant
- Trade kitchen
- Private garden
- 3 bed private accommodation

Tel: 01223 370 055

Freehold



Greyhound

Tetbury, Gloucestershire

Offers in the region of £350,000

Tel: 01223 370 055

- Substantial 3 storey property
- Affluent market town location
- Open plan bar and dining areas
- 2 bedroom private accommodation
- Courtyard garden & outbuildings
- Registered as an Asset of Community Value

Freehold



The Swan

Braintree, Essex

Offers in the region of £475,000

Tel: 01223 370 055

- Town centre location
- Large main bar area
- Potential to introduce food trade
- Kitchen refurbished 4 years ago
- Grade II listed
- Well supported local trade
- Popular live music venue
- 3 bedroom private accommodation

Freehold



Royal George

Barningham, Suffolk

Offers in the region of £325,000

Tel: 01223 370 055

- Beautifully presented 15th century pub
- Idyllic Suffolk village location
- Close to Bury St Edmunds and Thetford
- Main bar, sports bar & restaurant (60)
- Front and back trade gardens
- Large car park (15)
- Excellent destination opportunity
- Available with vacant possession

Freehold



Heybridge Inn

Maldon, Essex

Offers in the region of £275,000

Tel: 01223 370 055

- Grade II listed property
- Currently 100% wet led
- 3 Bedrooms private accommodation
- Main bar & snug/restaurant area (42)
- Separate function room c35 covers
- Enclosed patio garden (20)
- Potential to introduce food trade
- Available with vacant possession

**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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