

# Pub Opportunities

Summer 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.

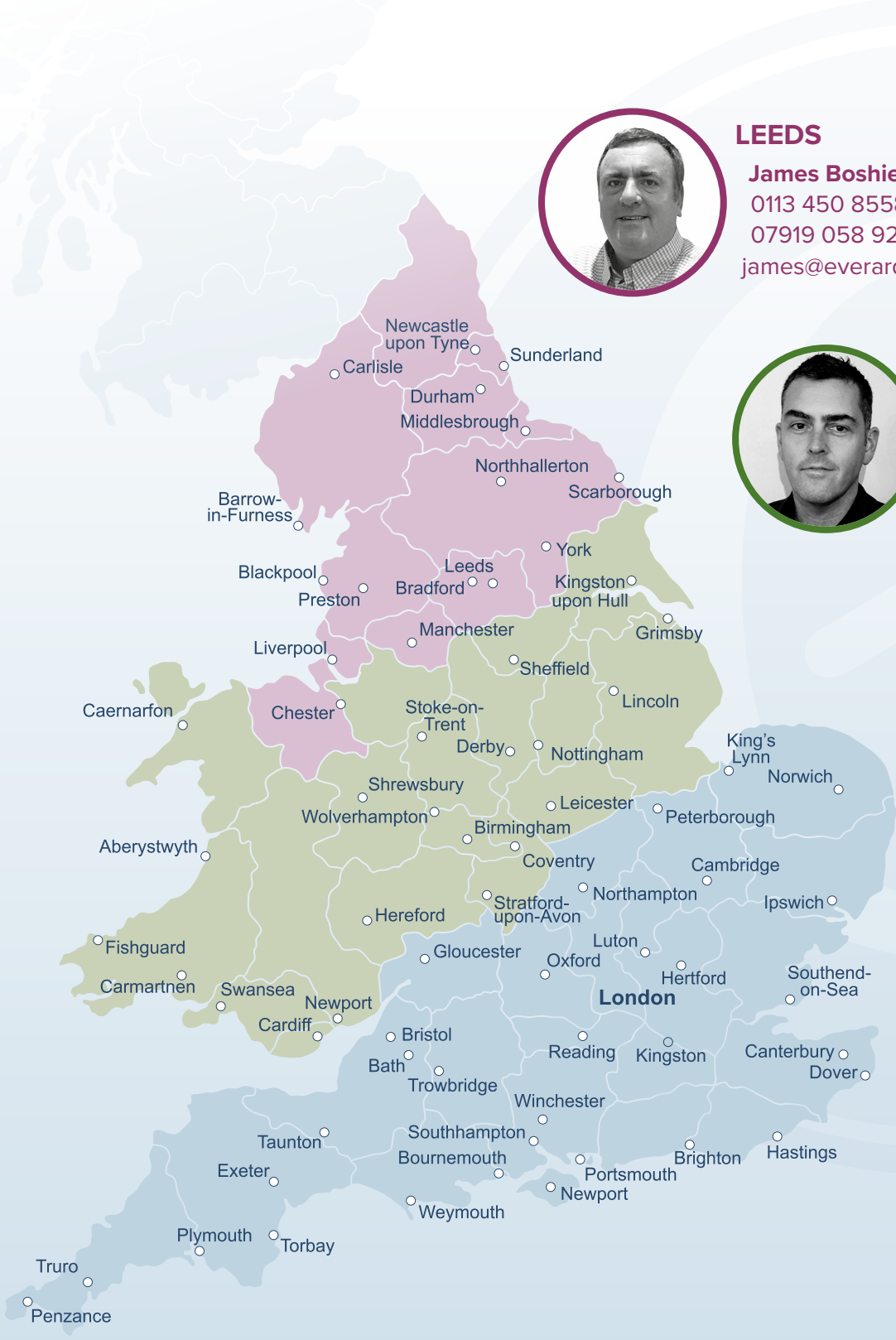
## **BUSINESS**

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

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## NOTTINGHAM

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## CAMBRIDGE



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Freehold



## Queens Head

Tel: 0113 450 8558

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

Freehold



## Angel Inn

Tel: 0113 450 8558

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

Freehold



## Prince of Wales

Tel: 0113 450 8558

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

Freehold



## Black Swan

Tel: 0113 450 8558

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

Freehold



## Golden Lion

Tel: 0113 450 8558

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

Freehold



## Spring House

Newark On Trent, Nottinghamshire

Offers in the region of £195,000

- 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 £195,000

- 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



## 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



## Railway

Leamington Spa, Warwickshire

Offers in the region of £375,000

- Three storey terrace property
- Sought after spa town
- Close to town centre & rail station
- Traditional two bar trading areas
- 4-bed domestic accommodation
- 1,896 sq ft ground floor footprint

Tel: 0115 824 6442

Freehold



## Red Lion (Y Llew Coch)

Tel: 0115 824 6442

Machynlleth, Powys

Offers in the region of £275,000

- Three storey terrace property
- Sought after historic market town
- Located in town centre
- Traditional trading areas
- Attractive outdoor area
- 4-bed domestic accommodation
- 3,526 Sq ft ground floor footprint
- Total site area 0.13 acres

Freehold



## Valentine Inn

Tel: 0115 824 6442

Llanddulas, Conwy

Offers in the region of £225,000

- Attractive stone built public house
- Character property
- Lounge and snug bars
- Upmarket village area
- Lovely rear beer garden
- Three bed domestic accommodation

Freehold



## The Grafton Hotel

Tel: 0115 824 6442

Hull, East Riding of Yorkshire

Offers in the region of £225,000

- Two separate trading areas
- Popular residential area
- Outdoor drinking area
- 3-Bed domestic accommodation
- Ground floor footprint - 3,092 sq ft
- Site area - 0.241 acre

Freehold



## Pure Lounge

Tel: 01223 867 400

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 and 2 bed.
- Available with vacant possession
- Potential for alternative use STPP

Freehold



## Eight Bells

Tel: 01223 867 400

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

Under offer

Freehold



## Flying Bull

Rake, Hampshire

Tel: 01223 867 400

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

Freehold



## The Queens Head

Crowmarsh Gifford, Oxford

Tel: 01223 867 400

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

Freehold



## The Snug Bar

High Wycombe, Buckinghamshire

Tel: 01223 867 400

Offers in the region of £450,000

- Substantial freehold corner plot
- Central High Wycombe location
- Late licence
- Open plan trading area for c 50 covers
- Conservatory area for c 40 covers
- Commercial trade kitchen
- Substantial cellar
- 3 bedroom private accommodation
- Attractive fenced courtyard patio area

Freehold



## Walnut Tree Inn

Appleshaw, Andover

Tel: 01223 867 400

Offers in the region of £350,000

- Charming & traditional village pub
- Well fitted commercial kitchen
- Open plan trading area
- 3 bedroom private accommodation
- Large beer garden to the rear
- Outside kitchen
- Customer car park
- Available with vacant possession
- Registered as an Asset of Community Value



### 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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