

Pub Opportunities

Winter 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.

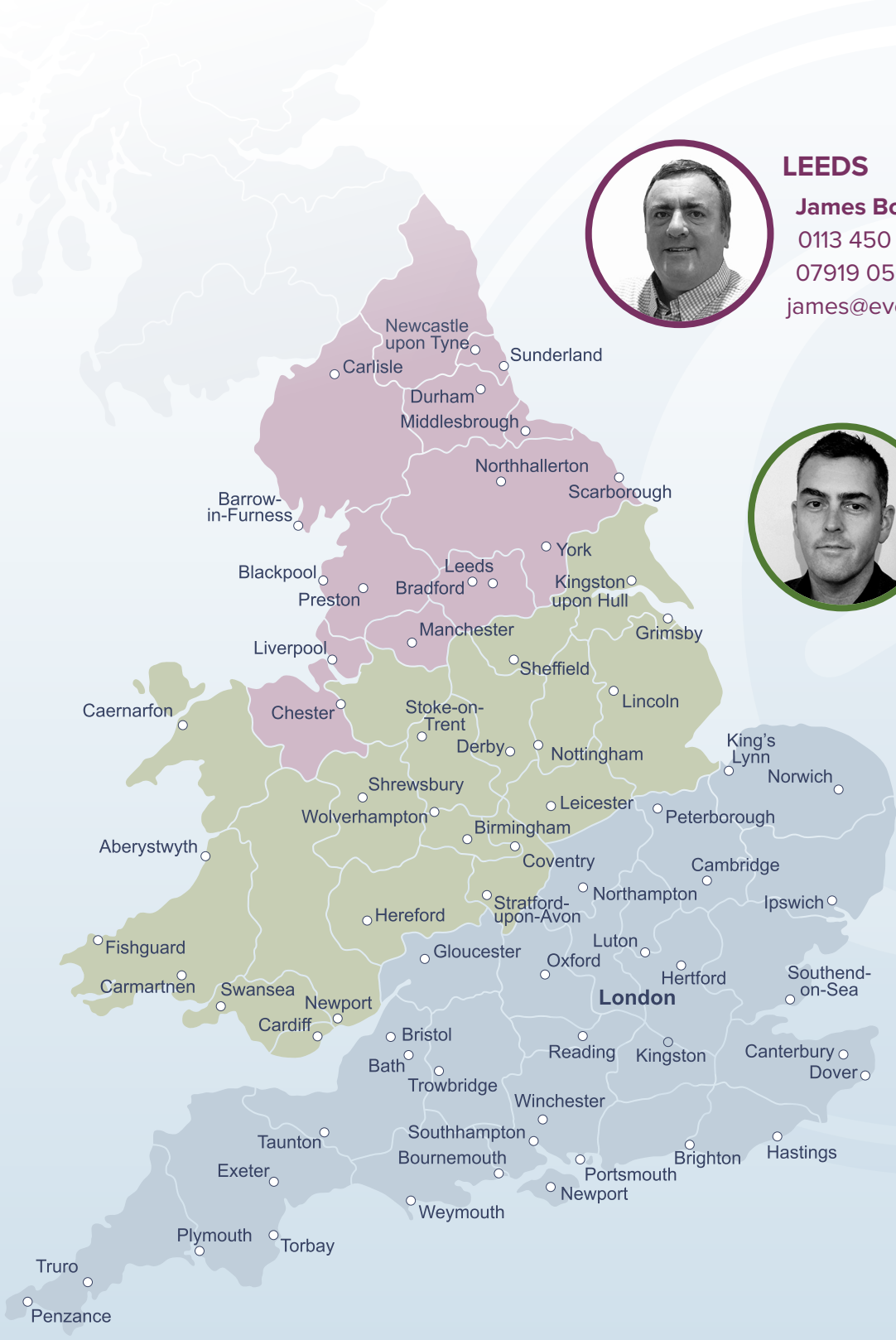
BUSINESS

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

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

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



Red Lion

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

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



First In Last Out

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

Tel: 0113 450 8558

Freehold



Queens Head

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

Tel: 0113 450 8558

Freehold



Sportsmans Inn

Tel: 0113 450 8558

Morley, Leeds

Offers in the region of £395,000

- 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



The Boat Inn

Tel: 0115 824 6442

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)

Freehold



The Bull

Tel: 0115 824 6442

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

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



Pheasant Inn

Newtown, Powys

Offers in the region of £195,000

- 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



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



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 £350,000

- 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

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 £275,000

- 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

Loddiswell Inn

Loddiswell, Kingsbridge

Offers in the region of £235,000

- 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

Six Bells

Walsham le Willows, Suffolk

Offers in the region of £250,000

- Notable 16th C grade II listed pub
- Affluent village location
- Main bar, lounge bar, side bar (60)
- Trade kitchen
- 4 double bedrooms
- Adjoining 2 double bed cottage
- Car park and trade garden
- Available with vacant possession
- Registered as an asset of community value until june 2025

Tel: 01223 370 055



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

”