



Poachers Pocket

Freehold

Reduced to Offers in the Region of **£495,000** Plus VAT

Poachers Pocket, Market Lane, Dunston, Whickham, Gateshead, NE16 4TJ

AT A GLANCE

- Detached Pub/Restaurant in Residential Area
- Open Plan Trading Area
- Large Car Park
- Development Potential (STPP)
- Currently Closed
- Beer Garden with Children's Play Area
- Site Are 1.434 Acres

Viewing And Further Information

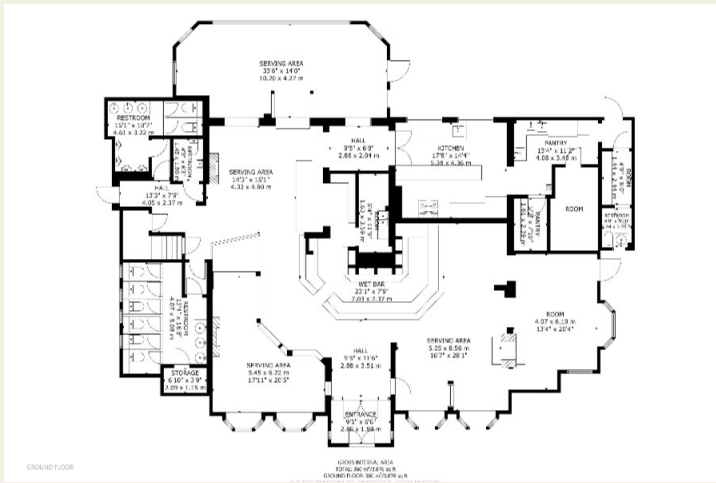
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PROPERTY

This impressive pub is attractive from the outside – in, set on a huge plot of land, there is parking for easily 100 vehicles, which would complement the overly generous beer garden and outside seating areas on sunny days, including an enclosed children’s play area. On entering the pub you are welcomed in to a fantastic area, with exposed beams, high ceilings and exposed brick throughout. The bar area is centrally located in the heart of the pub which services all areas with a carvery unit to the rear left hand side. Directly in front of you there is mixed and loose seating for those having a drink or a casual bite to eat. To the right of this, separated by a double sided open fire, you will find a raised games area housing televisions for sporting events, a pool table and darts board along with a mixture of high and low seating and tables. To the left of the pub there is a raised dining area which is fitted with loose seating, in ease of accommodating any number of covers. Before reaching the rear trading area there is a kids play zone, to keep them entertained during family meals. The rear trading area can be used for either additional covers for when the pub is busy, however could also be used for private parties and functions as it is separate to the rest of the pub.

The private accommodation is located on the first floor and is a very generous size. Three bedrooms, lounge, kitchen bathroom and separate toilet.

PLANNING

We are advised that the property is not listed or in a flood zone but does sit in Greenbelt.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 1.434 acres with a building footprint of 4,116 Sq Ft. (Measurements have been provided by a digital mapping tool)

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

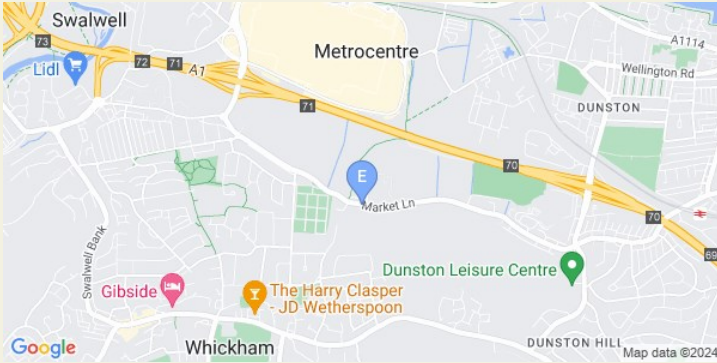
THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

RATES & CHARGES

The property is in an area administered by Gateshead Council. The 2017 Rateable Value has been assessed at £19,500. We advise any interested parties to make their own enquiries.



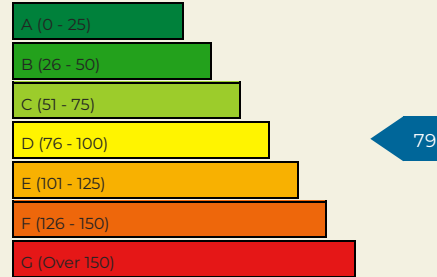


LOCATION

The Poachers Pocket is spectacularly situated in Wickham just off the A1, just 4 miles outside of Newcastle City Centre. The pub benefits from the extremely popular Metro Centre being just on the opposite side of the A1. Wickham is a semi-rural, middle class suburban town and former civil parish. Built on a large hill, it overlooks a large part of the northern and western horizon, including a mixture of large suburban housing estates and private streets for the local residents.



EPC



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