

Pub & Restaurant Premises For Sale

Blue Bell,
W.T. Stead Road,
Embleton,
NE66 3UP

Bradley Hall

01665 605605

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28 Bondgate Without, Alnwick, NE66 1PH



Key Info



The property is
available
£450,000



Pub & Restaurant
with Letting Rooms



Embleton,
Northumberland



217 sq m / 2,340 sq ft



Traditional pub fit
out with
commercial kitchen



Grade II Listed

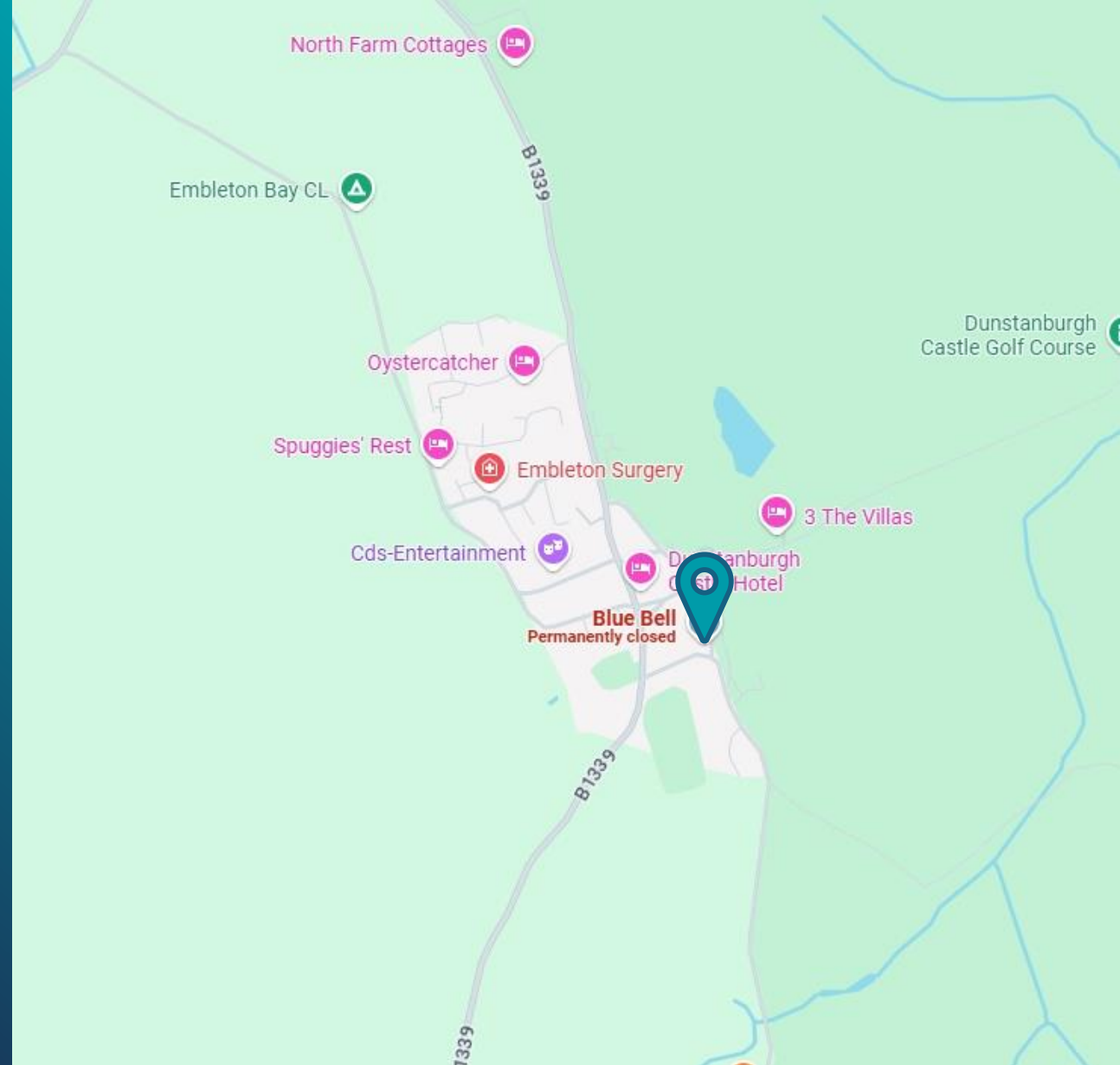


Popular & Desirable
Village Setting

LOCATION

The property is located in the heart of the village of Embleton, on W.T. Stead Road. Embleton is situated on the Northumberland coast within the Northumberland Coast Area of Outstanding Natural Beauty (AONB) and is a popular tourist destination in close proximity to Embleton Bay and Dunstanburgh Castle, both of which are within walking distance.

The village lies approximately 7 miles north-east of Alnwick and 45 miles north of Newcastle upon Tyne, with easy access provided via the nearby A1. Embleton attracts a steady flow of visitors throughout the year, particularly during the spring and summer months, making it a strong location for hospitality and leisure-focused businesses.



DESCRIPTION

The subject property comprises a detached two storey building currently operating as a public house with rooms.

The property benefits from a traditional bar fit out with the ground floor providing a customer seating area, bar, cellar, commercial kitchen with a walk-in fridge, storeroom, and W/Cs. The first floor provides residential accommodation consisting of 4 ensuite bedrooms finished to a good standard.

ACCOMMODATION

Part	Sq Ft	Sq M
Total	2,340	217



Important Information



The property is for sale for £450,000 (Four Hundred And Fifty Thousand Pounds)

Rating Assessment

The rateable value of the premises as at 1 April 2023 is £6,800 and the estimated rates payable for the current year is £3,393.2. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The property requires a new EPC certificate.

Legal Costs

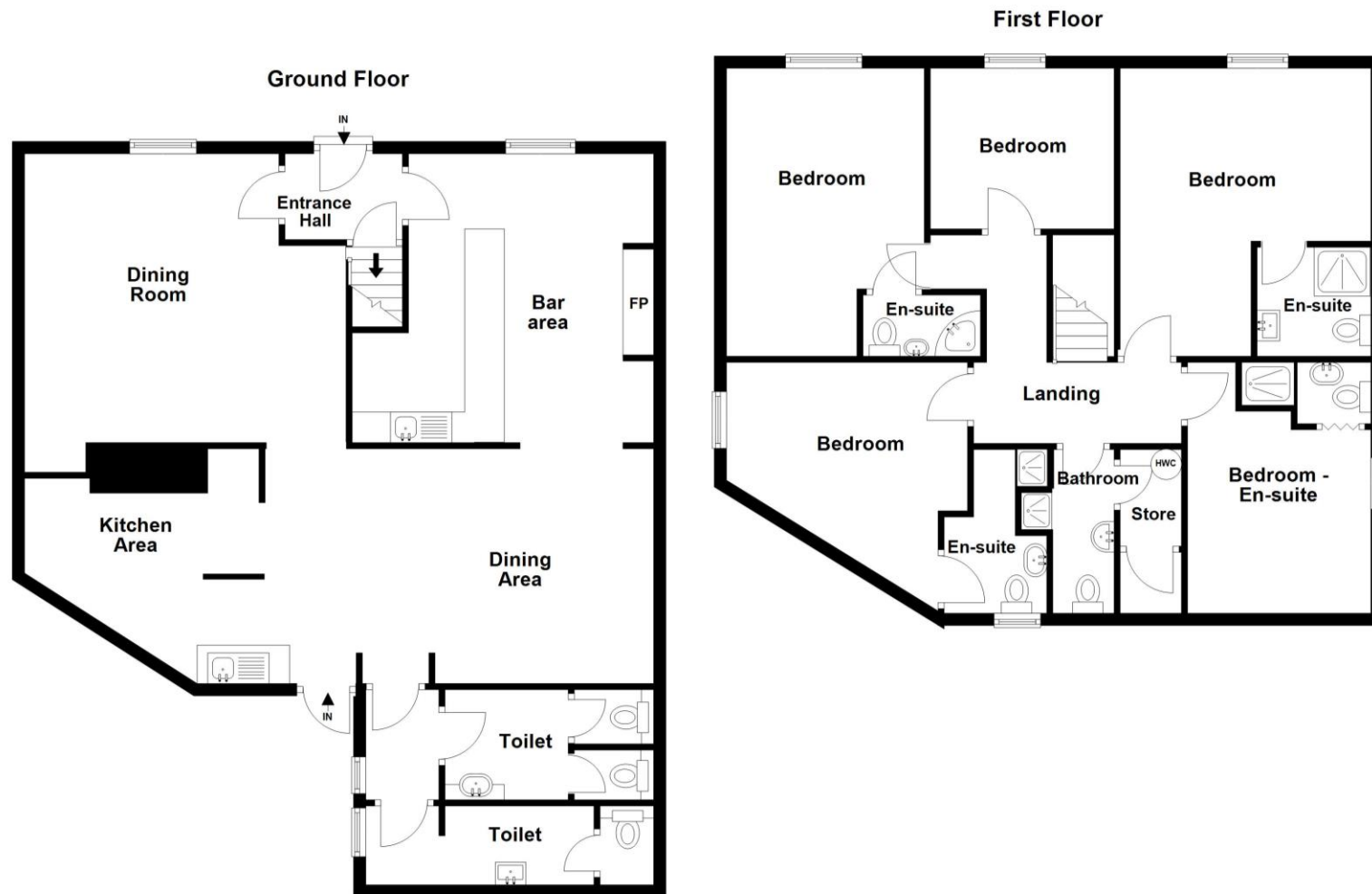
Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, **Bradley Hall Limited.**

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