



# Trap Inn

## Freehold

Offers in the Region of **£295,000 Plus VAT**

Trap Inn, Station Road, Broomhill, Alnwick, NE65 9UT

### AT A GLANCE

- Detached Roadside Village Pub
- Large Function Room
- Car Park for 17 Vehicles
- 5 en-suite Letting Bedrooms
- One Bedroom Living Accommodation
- Total Site Area of 0.401 Acres

### Viewing And Further Information

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## PROPERTY

A detached property of brick construction with single storey rear extension under a series of pitched slate roofs.

Outer entrance porch leading through to the main bar area with a large central bar serve. Seating is provided on fixed perimeter seating, low and high stools for approximately 70 persons in total with a part stone and part wood floor creating different trading zones, this then leads through to the games room having 2 x pool tables and further seating for approximately 25 persons. To the rear of the property is a large function room to accommodate approximately 80 persons comfortably and a commercial catering kitchen and ladies and gents toilets for its own sole use.

To the first floor are 5 en-suite letting bedrooms consisting of 2 x family rooms, 2 x twin rooms and a single room. In addition there is a very spacious one bedroom managers flat.

Externally there is a fenced trading area with picnic style benches for approximately 75 customers. Car park for 17 vehicles.

## PLANNING

The property is administered by Northumberland Council. We understand the property is not Listed or in a Flood Zone.

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

The total site area is approximately 0.401 acres and the ground floor footprint (GEA) extends to 5,958 ft<sup>2</sup>.

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items.



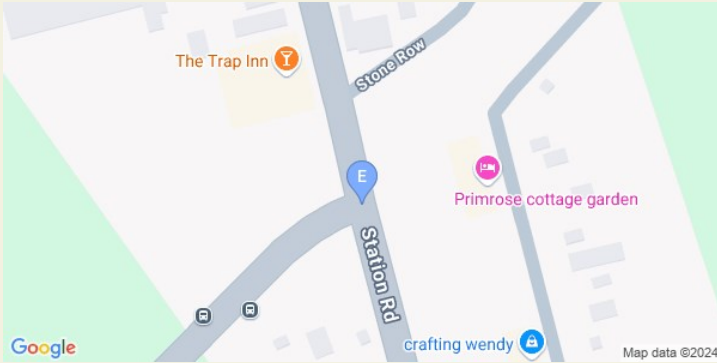
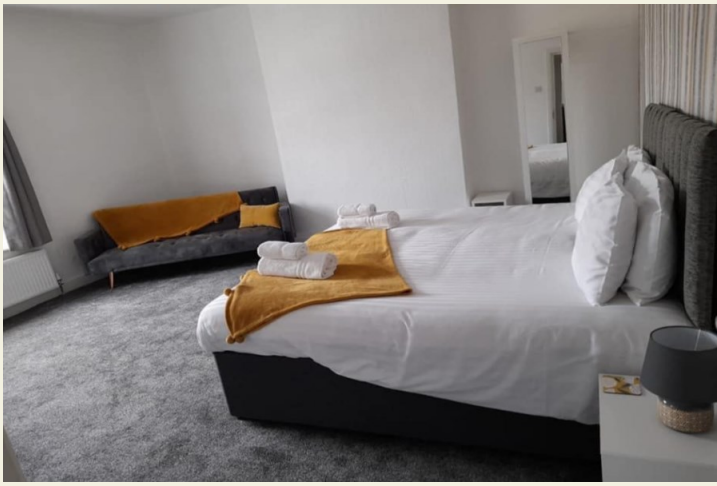
## THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

## RATES & CHARGES

The Rateable Value of the Trap has been assessed at £3,750 (2023).



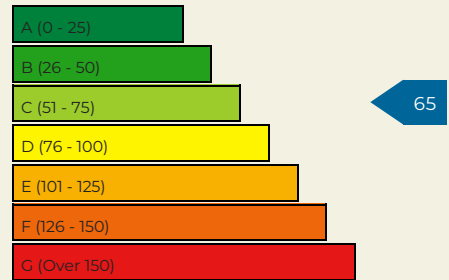


**LOCATION**

The Trap is located fronting the B1330 Station Road in the scenic village of Broomhill. Its location near the coastal route leading to historic landmarks like Wark, Alnwick, and Bamburgh Castle makes it an ideal stopover for travellers exploring the Northumberland region. Being just 25 miles north of Newcastle and conveniently accessible from the A1 motorway, it offers easy access for both locals and tourists alike.



**EPC**



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