



The Willow Tree Inn

488 Plessey Road, Blyth, Northumberland NE24 4NF

Freehold Offers in the Region of £260,000

- Fabulous restaurant & takeaway
- Centrally located
- Fully refurbished
- Open plan restaurant & bar ((48)
- Immaculate 3 bedroom owners apartment
- Outdoor seating (18)

Ref: 1280

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SP Sidney
Phillips



LOCATION

Newsham is an area of Blyth located directly north of New Delaval. It grew significantly when Newsham Colliery was established in 1860, after which pit cottage terraces, local brick making and links by railway were developed. This property is adjacent to the mini roundabout in the centre of Newsham and is a two-storey detached property of brick and colour rendered elevations beneath a pitched tiled roof line with sizeable single storey trade and ancillary area extensions to rear. It briefly comprises:

TRADE AREAS

FRONT ENTRANCE leading into OPEN PLAN 'SCARLETTS' RESTAURANT in two main sections with seating for 48, open fireplace with inset log burner, feature floral wall and panelled ceiling. Wood flooring. BAR SERVERY with wood panelled front and wood top. External side entrance leading to adjoining TAKEAWAY SECTION with waiting area seating for 6, takeaway counter with food display fridges and pizza oven. Very well appointed CATERING KITCHEN with extensive range of stainless steel equipment, fitted extraction unit, WASH UP area with stainless steel sink. Large STORAGE room.

Internal LOBBY leading to LADIES TOILETS with two WCs and a BABY CHANGE area, and GENTLEMEN'S TOILETS with 2 WCs, 5 urinals, sink and a hand dryer.

OWNERS ACCOMMODATION

Privately accessed MAIN LANDING leading to three DOUBLE BEDROOMS, separate OFFICE/STORAGE room, spacious LOUNGE with feature fireplace, BATHROOM with bath, WC and wash basin, fully fitted KITCHEN/DINER with integrated appliances.

EXTERNAL

OUTSIDE SEATING AREA (26) located at the side of the property with a covered booth style area and two circular picnic style tables. PARKING for 2 vehicles.



THE BUSINESS

The Willow Tree Inn was fully renovated and refurbished into a full service restaurant with additional 'takeaway' facilities during the lockdown in 2020/21 and has been rebranded 'Scarletts'. Whilst the fully equipped restaurant has not yet opened for trade, the takeaway side of the business is increasing daily and offers a mix of foods from Tapas to Burgers. Although only into the first year of trading the vendors have built up a profitable takeaway business and with the refurbished restaurant ready to go an experienced operator could make this a profitable destination venue. The vendors have other business interests and cannot give their full time and attention to further develop Scarletts which currently operate on limited opening times.

LICENCE

A full Premises Licence is held.

Opening hours: Takeaway only

Wednesday -Thursday: 1600 - 2100

Friday - Saturday 1600 - 2200

Sunday 1200 - 1500 and 1800 - 2200

SERVICES

All mains services are connected.

Rateable Value - £11,600 with effect from April 2017. We are advised the business is eligible for small business rates relief, confirmation should be obtained from the local authority.

LOCAL AUTHORITY

Northumberland County Council
County Hall
Morpeth
NE61 2EF
0345 600 6400

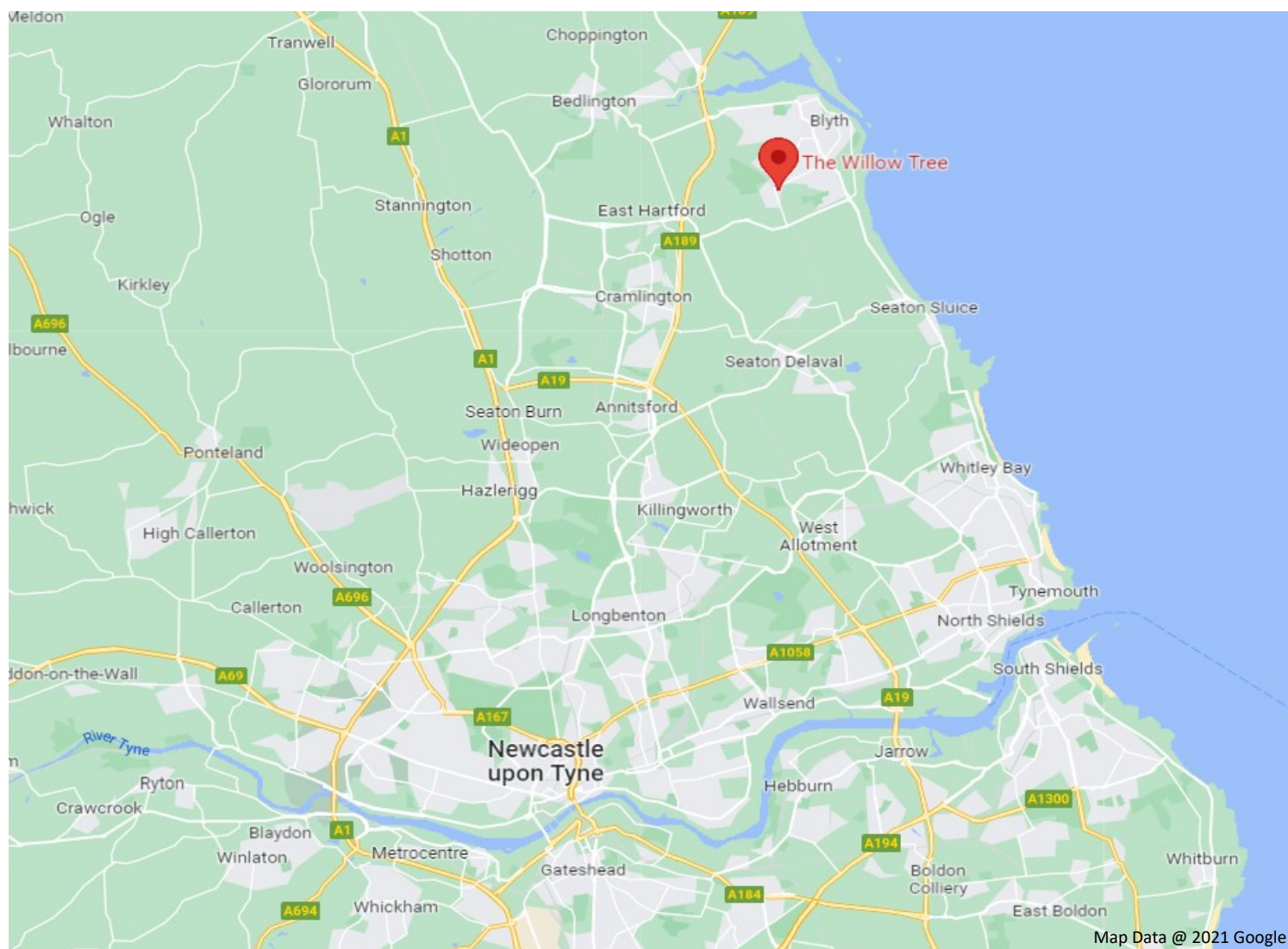


TENURE & PRICE

FREEHOLD Offers in the Region of £260,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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BUSINESS MORTGAGES

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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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