



The Greenhead Hotel & Hostel

Main Road, Greenhead, Brampton CA8 7HB

Tenure: Freehold
Leasehold

Price: £825,000
Nil Premium

Ref: 96138

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

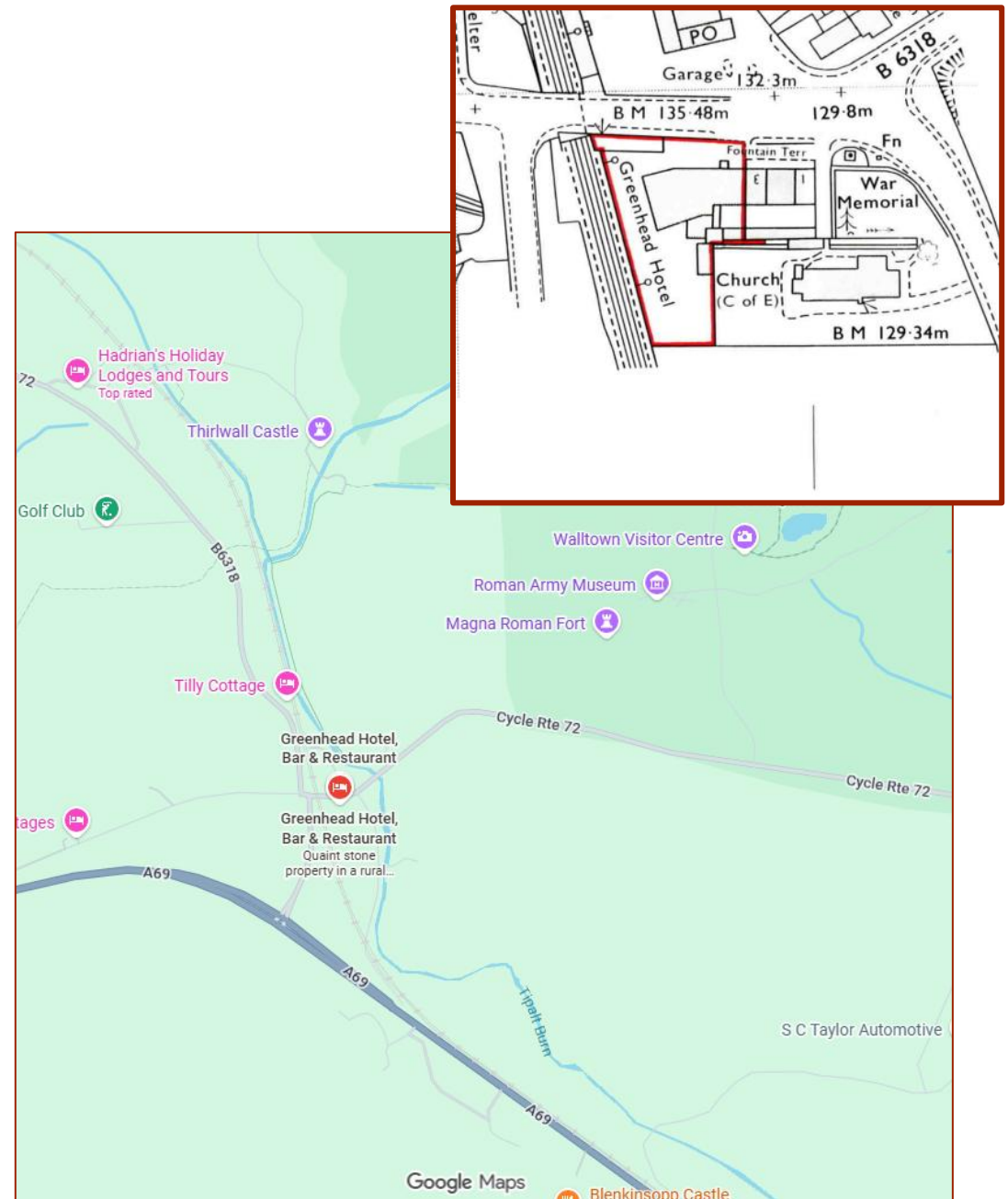
- Northumberland village of Greenhead
- Close to Hadrian's Wall & attractions
- Country pub and hotel
- 48 bed hostel
- Freehold and leasehold options available
- Recently refurbished

Location

The village of Greenhead is situated in the county of Northumberland, close to the border of Cumbria, between the towns of Brampton and Haltwhistle. The area is hugely popular with tourists, being close to Northumberland National Park, Hadrian's Wall and the Pennine Way which passes through the village. There are many local attractions including Thirlwall Castle (a 12th century castle on the bank of the River Tipalt), the Roman Army Museum and Hadrian's Wall Farmers' Market (held on the second Sunday of each month, offering a wide range of locally produced foods and crafts). The village lies on Military Road, the B6318, and the A69 bypasses the village, offering links to Carlisle to the west and Newcastle-upon-Tyne to the east. Greenhead Railway Station serves the village and trains run on the Tyne Valley Line.

The Greenhead Hotel

This sizeable, two-storey building is of local stone construction under a pitched slate roof and is set over two storeys. The property has been subject to huge investment in recent years and briefly comprises:



Trade Areas

Porch leading to open-plan BAR AREA with central, brick constructed, wood topped BAR SERVERY, two stone fireplaces with log burners, carpet flooring, loose and perimeter seating for 30 and an additional raised seating area for 8 with a coffee station. The trade area is beautifully appointed throughout, being decorated and furnished to a very high standard, offering a cosy and welcoming setting. RESTAURANT AREA to the rear of the main bar with LVT flooring, seating for 20, exposed stone walls and breakfast station. FUNCTION ROOM (refurbished in 2022) on split levels with an 'L' shaped, wood constructed bar servery, wood panelled walls and loose and booth seating to accommodate 100. Generous sized and well-equipped TRADE KITCHEN with Altro nonslip flooring, offering a good selection of catering equipment and appliances plus a separate PREP ROOM. LADIES' and GENTLEMEN'S TOILETS. Separate ground floor entrance for hotel reception with check-in desk and alternative access to the function room and main bar.



Letting Accommodation

FIRST FLOOR

THE HADRIAN SUITE: set over split levels with DOUBLE BED, freestanding bath and EN SUITE SHOWER ROOM.

THE BROCOLITIA: DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

THE SEWINGSHIELDS: DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

SYCAMORE GAP: FAMILY ROOM to sleep 4, offering DOUBLE BED and a set of BUNK BEDS with modern EN SUITE with bath/shower.

STEEL RIGG: TWIN ROOM with EN SUITE SHOWER ROOM.

BRUNTON TURRET: FAMILY ROOM offering one KING SIZE (ZIP LINK) BED and one SINGLE BED (or THREE SINGLE BEDS) featuring EN SUITE SHOWER ROOM.

KAWFIELDS: DOUBLE ROOM with EN SUITE SHOWER ROOM.







All seven boutique style letting rooms are stylishly and individually decorated and furnished and have been refurbished in recent years. All provide complimentary tea and coffee making facilities and Wi-Fi.

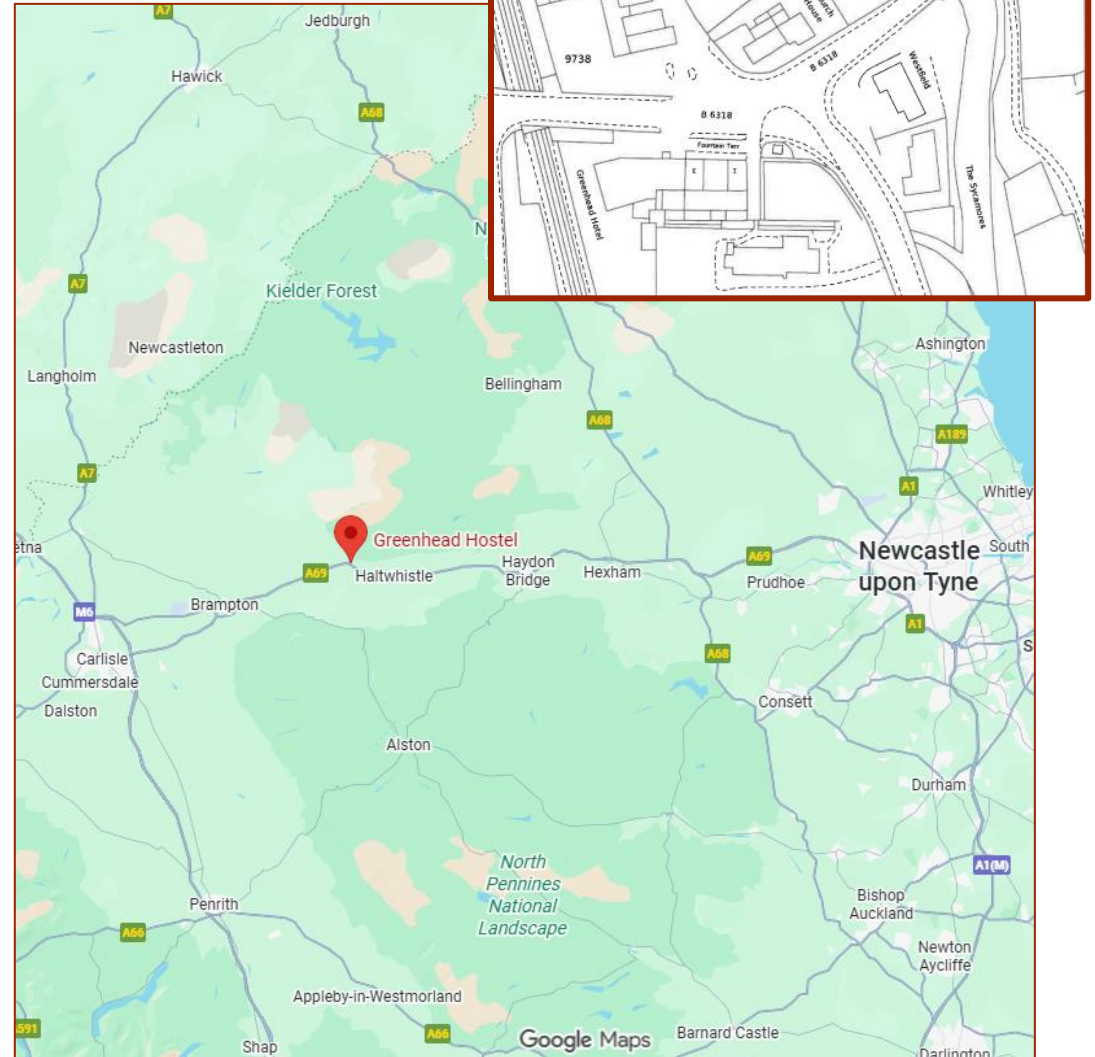
External

Raised BEER PATIO to the front of the building to accommodate 30. To the rear of the building is a CAR PARK for 28 vehicles, picnic style benches for 18 and a GARDEN AREA to accommodate 18. BRICK OUTBUILDING used as kitchen overspill/storage.



Greenhead Hostel

The property is of local stone construction, set over two storeys, under a pitched slate roof. The hostel is located accross the road directly facing the Greenhead Hotel and briefly comprises:



Trade Areas

ENTRANCE with BOOT ROOM and WC. COMMUNAL LOUNGE/GAMES ROOM with carpeted floor, loose dining and sofa seating for 50, table tennis table, pool table, fussball, darts throw and TVs. The room has been extensively refurbished yet retains many of its original features including exposed timbers and joists and its chapel windows. QUIET LOUNGE with sofa seating for 10. Newly developed KITCHEN with wall and base units, Altro nonslip flooring and integrated appliances.

Ground Floor

LETTING ROOM 1 has 4 bunks and sleeps 8. LETTING ROOM 2 has 3 bunks and sleeps 6. LETTING ROOM 3 has 3 bunks and sleeps 6.

GENTLEMEN'S TOILETS with 2 WCs and 2 SHOWER ROOMS.

First Floor

LETTING ROOM 4 has 4 bunks and sleeps 8. LETTING ROOM 5 has 3 bunks and sleeps 6. LETTING ROOM 6 has 3 bunks and sleeps 6.

PRIVATE FLAT: BATHROOM and 3 individual letting rooms comprising: 2 DOUBLES and a DOUBLE AND TWIN.

LADIES' TOILETS with 2 WCs and 2 SHOWER ROOMS

External

GARDEN to the front of the property with lawned area and seating for 24.









The Business

The Greenhead Hotel is a hidden gem located in the Northumberland countryside close to Hadrian's Wall. It has benefitted from a significant amount of renovation in recent years and offers a welcoming bar and restaurant area, a spacious function room and seven boutique letting rooms. The business is popular with both locals and tourists alike, being ideally situated off the A69 between Carlisle and Newcastle and is used by those visiting nearby attractions such as Hadrian's Wall.

Net sales for the year ended 31 March 2025 are in excess of £600,000 with full trade accounts available to serious parties upon request. More extensive marketing and greater promotion of the function room side of the business for wedding receptions, parties and private events may lead to increased sales. In our opinion, this turnkey business would suit a family team or an aspiring chef.

Planning permission has been granted for change of use of the function room to four en suite bedrooms - Northumberland County Council Planning reference number - 25/01915/FUL.



The Greenhead Hostel is a converted Methodist chapel which was refurbished in 2021. It caters for tourists visiting nearby attractions including Hadrian's Wall and the local Roman heritage sites. The hostel offers self-catering accommodation with tariffs ranging from £28 per bed per night, dorm hire from £140 to £185 per night and exclusive hire of the whole hostel at £850 per night. The business has its own website and social media presence and is also marketed on Independent Hostels and Booking.com. It boasts excellent reviews.

Net sales for the year ended 31 March 2025 are £85,423 with full trade accounts available upon request

Tenure & Price

FREEHOLD £825,00.

Fixtures & Fittings may be available by separate negotiation.

LEASEHOLD – AS PER TABLE OVERLEAF.

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

Viewing strictly by appointment only.

Licences

A Premises Licence is held.

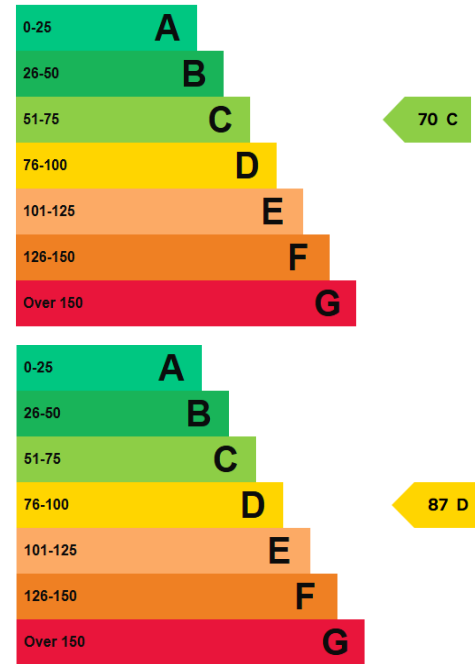
Services

Mains electricity, water and drainage are connected.

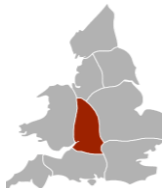
LPG and oil fired central heating.

Rateable Value: The Greenhead Hotel: £11,500. The Greenhead Hostel: £5,200

Local Authority: Northumberland County Council.



LEASEHOLD	Nil Premium
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£45,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES & FITTINGS	The inventory may be available by separate negotiation.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.