



The Clayton Arms

Grieves Row, Dudley, Cramlington, Northumberland, NE23 7PX

Tenure: Leasehold

Price: £48,000

Ref: 96384

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- North Tyneside village of Dudley
- Main bar/pool area (48)
- Restaurant area (24)
- Three bedroom owners' accommodation
- Gardens (70) and car parking (24)
- Net sales Y/E 04.2025: £332,942

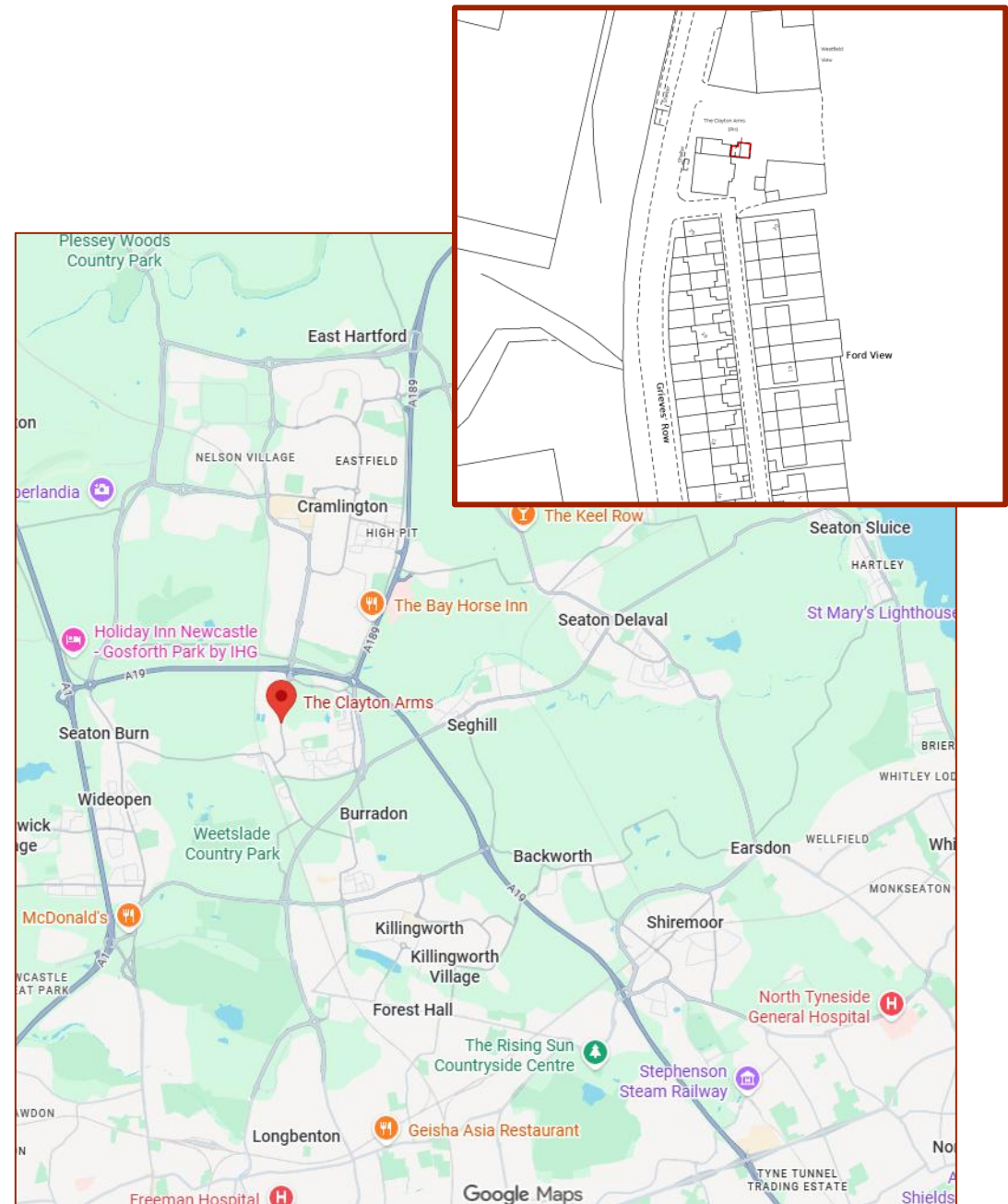
Location

Dudley is a large village in North Tyneside, in the county of Tyne & Wear. Situated on the Northumberland border and historically a mining village, it lies approximately 2.3 miles from Cramlington and 11 miles from Newcastle-upon-Tyne city centre. It is also within easy reach of Northumberland National Park and Newcastle International Airport.

The Clayton Arms lies off the A19 which provides access to the A1 motorway. The area also has a good public transport system.

The Property

The Clayton Arms, which has served the community for over 130 years, is of traditional construction over two storeys to the main with a single storey extension. It has a pitched slate roof. It is beautifully appointed throughout, and it is apparent that the premises has been well invested in over recent years, both internally and externally. The property comprises:



Trade Areas

MAIN BAR AREA with carpet flooring and tiles around the bar. Wood constructed BAR SERVERY with Altro nonslip flooring and a well-equipped back bar with wood shelving. PREP KITCHEN offset. The trade area has seating for 40 and features a double-sided fireplace with inset electric fire, stained glass windows, exposed ceiling timbers and an adjacent POOL AREA with seating for 8. There is also a serving hatch to the kitchen.

The main entrance opens into the RESTAURANT AREA which has carpet flooring and shares the double-sided fireplace with the main bar area. There is loose seating for 24.

The TRADE KITCHEN is well-equipped and comprises Altro nonslip flooring, a hood canopy, wash areas and a good selection of catering equipment and appliances. Ancillary areas include LADIES' and GENTLEMEN'S TOILETS and access to a basement CELLAR. There is rear access to the trade garden and carpark.

Owners' Accommodation

Located at first floor is spacious and beautifully appointed living accommodation, providing: LOUNGE, KITCHEN/DINING AREA with pantry and separate washroom, three generous size DOUBLE BEDROOMS and a BATHROOM.

External

Parking for 20 vehicles plus 4 private parking spaces. Enclosed BEER GARDEN with patio, grass area and wood chippings. Picnic style benches for 70. Pergola and garden shed.





The Business

The Clayton Arms is a well supported community pub which would ideally suit a family team or an aspiring chef. The business offers scope for increased sales through the extension of its current opening hours, the provision of an extended food menu throughout the day, the introduction quiz nights, live music and sporting events and the creation of a website and social media presence.

The business currently has a loyal customer base and offers a 'bistro style' food menu which attracts clientele from the surrounding areas. There is a new housing development to the rear of the public house which will generate increased trade.

Net sales for the year ended April 2025 are £332,942 with strong net profits. Full trading information can be made available upon request and with the consent of our clients.



Tenure & Price

LEASEHOLD £48,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Clayton Arms is held on a 6-year rolling contract from Punch PLC which commenced in January 1996. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £18,500 per annum inclusive of VAT, paid quarterly in advance and subject to three yearly rent reviews, the next due January 2029. The lease is of partial tie; tied on a keg only basis and free-of-tie on food, gaming, soft drinks and spirits.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

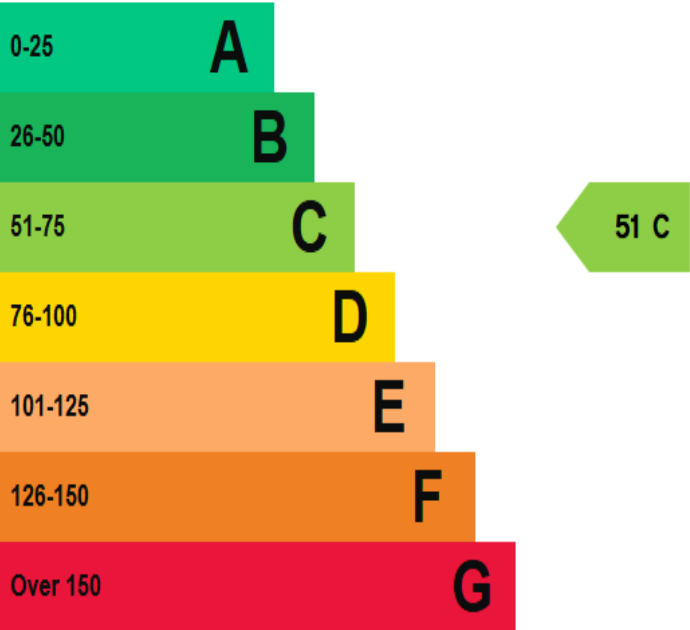
A Premises Licence is held.

Current opening hours:

- Monday: 12:00 - 19:00
- Tuesday & Wednesday: Closed
- Thursday: 12:00 - 22:00
- Friday & Saturday: 12:00 - 23:00
- Sunday: 12:00 - 22:00

Services

All mains services are connected.
Rateable Value: £15,000 from 1st April 2026.
Local Authority: North Tyneside Council.







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Business Mortgages

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Utility Helpline

01432 378690

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