



Mariners Arms

1 Saville Street West, North Shields, Northumberland, NE29 6QU

Freehold £150,000

- High Street location
- Traditional wet-led bar
- Two trade areas
- Owners accommodation
- Huge potential

Ref: 91851

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SP Sidney
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LOCATION

The Mariners Arms is a cosy, traditional boozer on a corner of busy Saville Street in North Shields. It is a vibrant and lively pub where customers come to have fun and catch up with friends. It is busy from morning until last orders, both during the week and at weekends, with customers from all walks of life visiting the pub throughout the day. The Mariners is a real hub of the community and historically it has provided a welcoming environment for those wanting to enjoy a pint with friends and to meet new ones.

On the coast to the northeast of Newcastle-upon-Tyne and just below Whitley Bay, North Shields is a busy and bustling town with a great circuit of pubs frequented and enjoyed by the local community. The area feels like it is enjoying a bit of a resurgence with a handful of micropubs and craft beer pubs opening in the last couple of years.

The quayside offers plenty of pubs and bars for those seeking great food and a more upmarket night out, however the high street, where the Mariners is located, is the place to go for a big night out. It can be quite rowdy but the atmosphere is fun and energetic with customers letting off steam after work. With a population of around 35,000 residents there are plenty of potential customers within walking distance of the pub, and being on the high street there is an abundance of passing trade heading to and from the nearby shops and businesses.

TRADE AREAS

The Mariners is a two room operation. Upon entering the pub you come into the MAIN TRADING AREA, the focal point of which is the bar which stands in the centre of the room. There are stools around three sides of the bar with a mixture of fixed and loose seating around the side walls. It is traditionally cosy and wonderfully quirky which makes it a great place to while away the hours. The trading area is small which gives the pub a great atmosphere; it feels busy even when a handful of customers are in.

There is also a SNUG AREA to the back of the bar where customers wanting a quiet drink can sit and relax. Again, it is cosy and quirky with 'shabby chic' décor giving it real character.

The toilets are through a door to the left-hand side of the bar and are in reasonably good condition.

OWNERS ACCOMMODATION

The private accommodation can be accessed both through the pub using a side door or from the street at the side of the pub.

It consists of a good sized KITCHEN, LIVING ROOM, BEDROOM and BATHROOM.

THE BUSINESS

The Mariners is a busy pub from opening mid-morning to last orders at night. It is solely wet-led and offers a fantastic range of standard and continental lagers, ciders and traditional ales. The back bar offers a traditional spirits range, along with a great selection of whiskies, gins and rums, party spirits and other concoctions.

The pub has a cracking atmosphere with music and laughter encouraging other customers in from the busy street. Being the hub of the community, the Mariners has always supported local charities and hosts regular events in aid of these, which are well supported.

In the evenings there is plenty going on with the occasional karaoke night, however the size and atmosphere in the pub means there is little need for live bands or costly entertainment. Historically, the pub has shown televised sports, mainly football, and the big match days and nights are always busy.

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

TENURE & PRICE

FREEHOLD £150,000

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Viewing strictly by appointment only.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.



LICENCE

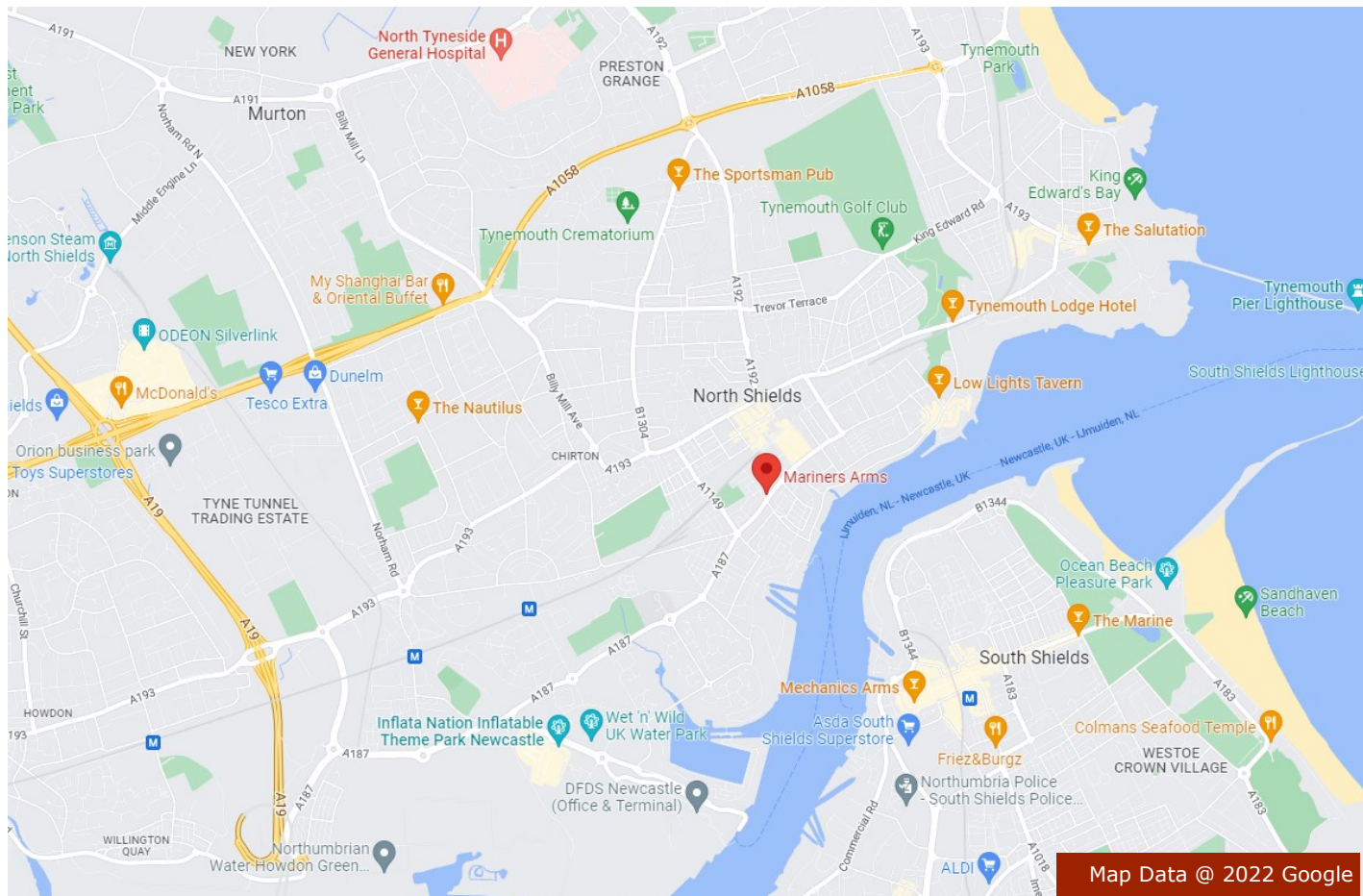
A Premises Licence is held.

SERVICES

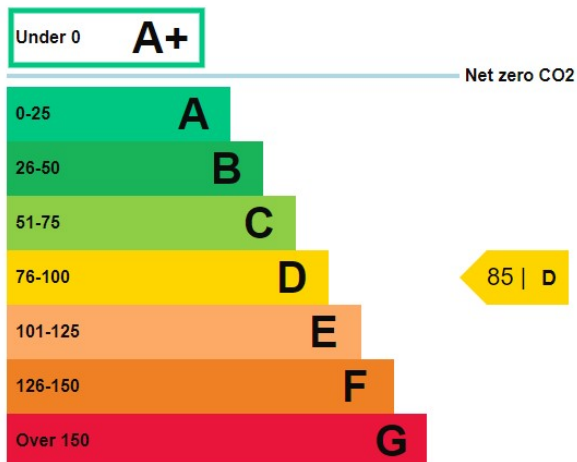
Mains services are present.

Local Authority: North Tyneside, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY. Telephone: 0345 2000 101

The Rateable Value is £7,200.00 April 2017 - present



This property's current energy rating is D.



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EPC Reference: 9963-3064-0917-0100-2805

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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