



The Three Wheat Heads

Thropton, Morpeth, Northumberland, NE65 7LR

Leasehold Offers Around £50,000

- Village pub
- Large, detached property
- Two trade areas
- Letting accommodation
- Large rear beer garden
- Net turnover £600,000

Ref: 94653

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SP Sidney
Phillips



LOCATION

Occupying a prominent position on the main road in the hamlet of Thropton, a beautiful location in the heart of Northumberland National Park, just 2 miles north of the quaint market town of Rothbury. The business offers great all year round trade from locals and tourists and has earned a great reputation for its affordable food, drink and accommodation.

The property is a detached public house situated in a beautiful rural location. This two-storey property is presented in good condition and has stunning views to the rear of rolling countryside and the nearby river. Understood to date back to the 18th century, it is of stone construction under a pitched slate roof.

The property briefly comprises:-

TRADE AREAS

Front entrance to the property from the main road. You are welcomed into a beautiful SERVERY area with stone flooring, exposed brickwork and a large fireplace with a log burner, leading into a spacious lounge/dining area with dining tables and comfy leather sofas. This trade area retains lots of original charm and character and has a capacity of approximately 50.

The bar servery is dark wood panelled with canopy over and a polished wooden top.

To the rear of the pub is the main DINING ROOM with a capacity of 70 and patio doors with views overlooking the beer garden and countryside. The dining room is also equipped with its own bar servery and carvery serving station.

GENTLEMEN'S and LADIES' WCs adjacent to the main bar area and additional toilets in the main dining room.

CELLAR accessed from the front of the property, fitted with a high quality dispense system and plenty of extra storage.

Fully equipped CATERING KITCHEN with various cold and dry storerooms offset and an external walk-in cold store. In addition, there is a WASHING UP AREA with dishwasher and wash basin.

FIRST FLOOR

Located on this floor are FIVE EN SUITE LETTING ROOMS: one family room, one triple and two doubles are currently in use. All are spacious and in good condition. There is also a manager's office.

LETTING ACCOMMODATION

In addition to the five en suite letting rooms, there a spacious log cabin. Located at the rear of the property, it has a double bedroom, a large en suite and its own patio garden with stunning views.

EXTERNAL

To the front of the property is a large CAR PARK for approximately 25 vehicles. There is also a double barn in the car park which is not part of the lease but the purchaser will have access to it. To the rear of the pub is a stunning beer garden that leads on to a field, which has the potential to be used for glamping (STPP). The property also has fishing rights on the nearby River Coquet. The rear beer garden is extremely popular in the warmer months and increases the pub's capacity significantly.

THE BUSINESS

Our clients have owned and operated the business for a number of years and it has become very profitable. They now wish to retire.

The business generates a net turnover in the region of £600,000 per annum with an excellent net profit. Currently trade is food-led and with the letting accommodation, this is a true 'turnkey' business.

Further accounting details are available to all interested parties after a formal viewing.



TENURE & PRICE

LEASEHOLD Offers Around £50,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Property is held on a full repairing and insuring lease agreement from Punch Pubs and a new ten year lease will be granted to the purchaser of the business. The lease will fall within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £55,500 per annum, including VAT and accommodation, paid monthly in advance and subject to rent reviews. An incoming party will be required to provide a rental deposit to the Landlord in advance plus personal guarantees. The lease is of partial tie: tied on beers and cider and 50/50 split on hand-pulled draught; free-of-tie on wines, spirits, minerals and FABs.

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

LICENCE

A full Premises Licence is held.

Local Authority:
Northumberland Council
County Hall
A197, Morpeth
NE61 2EF

SERVICES

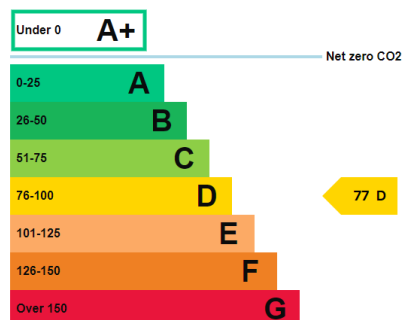
Main water, electricity and drainage are connected.
LPG gas tank supply.

Current rateable value from 1 April 2023 to present:
£17,750



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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

EPC Reference: 3771-9165-8258-8522-5205

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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