



Bird in Bush

Elsdon, Northumberland, NE19 1AA

Freehold £325,000

Ref: 91193

- Pub restaurant with letting rooms
- Picturesque village green location
- Renovated and refurbished
- Owners/staff accommodation
- Beer Garden
- Grade II Listed

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SP **Sidney
Phillips**



LOCATION

Elsdon, the historic capital of Redesdale, is the perfect Northumbrian village. It has an ancient parish church, a Pele house and one of the best preserved Motte & Bailey.

The houses which gather round the teardrop-shaped village green make it the largest settlement within the boundaries of Northumberland National Park.

Elsdon also has a long history of being a resting place for travellers, being on ancient routeways, and had coaching inns (including The Bacchus and Bird in Bush), earliest documented evidence before the Newcastle-Jedburgh turnpike (road) was opened in 1776.

It is now a great starting point for many walks into the surrounding countryside. and only 3 miles east of Otterburn and 10 miles south-west of Rothbury.

The building is Grade II listed, built in the early 1700's with a pitched Welsh slate roof. The building was originally attached but has had various extensions over the years and is now linked to a row of houses.

TRADE AREAS

GROUND FLOOR

FRONT ENTRANCE leading directly into the MAIN BAR AREA with seating for 24, log burner, Indian sandstone stone flooring throughout with underfloor heating and a purpose built oak BAR SERVERY with oak counter. Recently refurbished MALE AND FEMALE TOILETS. Through to the RESTAURANT/ LOUNGE (24), original open stone fireplace and a smaller open fireplace at the opposite end of the room with an inset log burner. This room has been fully refurbished, Indian sandstone stone flooring with underfloor heating. A spacious third room is currently being used as a STOREROOM but could easily be converted into a 'fine dining' area or a games room which links directly to the kitchen.

A very well appointed COMMERCIAL CATERING KITCHEN which has undergone a full overhaul in recent years with white clad walls and ceiling, non-slip altro flooring and an extensive range of stainless steel equipment throughout. STOREROOM with upright commercial fridges and freezers.

The CELLAR is located on the ground floor and is accessed from the rear of the main bar. It has good head height and has the usual dispense and chilling equipment which is owned by Marston's Brewery, even though the pub is free of tie. The cellar leads through to the BOILER ROOM which gives access from the rear for deliveries.

LETTING ACCOMMODATION

FIRST FLOOR

Located at first floor are FOUR LETTING ROOMS, comprising TWO FAMILY SIZED ROOMS AND TWO DOUBLES, all with EN-SUITE SHOWER AND TOILET facilities. One of the rooms could be used as an 'on-site' staff room/accommodation. This would potentially suit a chef or a managing couple of the pub.

EXTERNAL

To the front of the building the parish has granted the pub permission to put picnic benches on the green to be used for outdoor eating and drinking, but these are for public use.

BEER GARDEN and a PATIO AREA to the rear which has covers for 18. Wooden STORAGE SHED used for cyclists to secure their bikes. Double DETACHED GARAGE with electricity supply and off street parking for 3 cars.

THE BUSINESS

Our vendors bought the Bird in Bush in 2016 and have invested heavily in its refurbishment adhering to Listed Building restraints and consents. A full commercial rewire, newly fitted fire alarm, CCTV, sandstone flooring with underfloor heating powered by a Froling Biomass boiler which is fed from a 4 tonne wood pellet hopper. The renovation is not finished, but the majority of the work has been carried out, once the renovation works are complete, there will be greater scope to generate profit in the business.

Account information is available by request after viewing the property.

The pub is currently closed due and was last opened at the end of August 2021 Prior to Covid the business was open on Thursday evening, all day Friday, Saturday and Sunday. There is clear scope to extend trading hours permitted within the premises licence.



TENURE & PRICE

FREEHOLD £325,000 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.

LICENCE

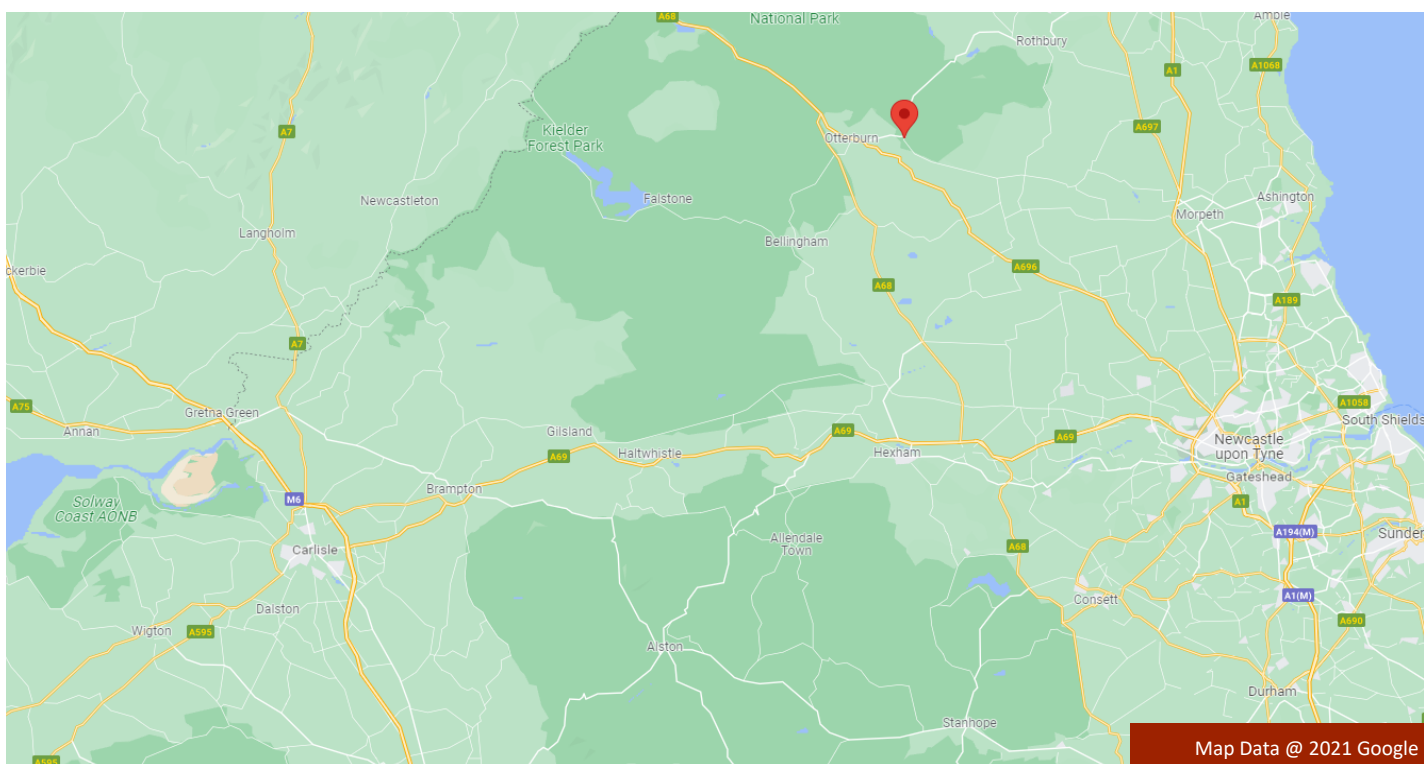
Premises Licence has now lapsed.

The 2017 Rateable Value has been assessed at £3,850. Our client's receive 50% rural relief and rural mandatory relief therefore no Rates are payable.

SERVICES

Mains electric, water and drainage. A biomass boiler with a 4 tonne pellet hopper provides underfloor heating and hot water. An underground LPG tank is present which feeds the kitchen equipment.

The property is in an area administered by
Northumberland County Council
County Hall, Morpeth, NE61 2EF



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