



Newcastle House Hotel

Front Street, Rothbury, Northumberland, NE65 7UT

Tenure: Leasehold

Price: £25,000

Ref: 95152

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Northumberland market town
- 19th century inn on main town/village green
- Two bars
- Five letting bedrooms
- Bunk room accommodation
- Turnover £563,614 per annum net of VAT

Location

The small market town of Rothbury (population 2,107) stands on the River Coquet in the heart of rural Northumberland some 26 miles north of Newcastle-upon-Tyne. The subject property, Newcastle House, stands at the very heart of Rothbury overlooking the main village green with its park benches, flower borders and war memorial.

The Property

Newcastle House is an imposing late Georgian/early Victorian style property with feature Victorian porch standing with one side being Front Street which is the main high street that runs through the town and as previously stated, facing onto the village green. It offers two good bars, five letting bedrooms and three bunkrooms which sleep a total of 13. The property is briefly described as follows:



Trade Areas

Entrance to the front into a RECEPTION AREA. To the left is a popular SPORTS BAR/LOUNGE (20) and to the right is the MAIN BAR/RESTAURANT AREA (30). The entire pub retains plenty of charm and character with ornate high ceilings, wood panelling, exposed stone walls and original wood serveries.

The SERVERIES are well equipped, and each trade area boasts an ornate wood CENTRAL BAR.

In addition, there is a large room that is used as a FUNCTION ROOM and has the potential to become more letting accommodation.

A well-equipped CATERING KITCHEN with recessed washing up area is located to the rear of the pub. Beyond the kitchen is a prep room with dry store.

LADIES' and GENTLEMEN'S TOILETS are offset to the rear of the pub.

The large CELLAR is located in the basement. It has plenty of storage space and is accessed from the rear of the main bar. It boasts the latest smart dispense system.

Bunkhouse Accommodation

Also located on the first floor is a bunk house facility. Previously this was used as the owner's accommodation but now this offers good value for money and is very popular with small groups and walkers. It comprises 3 BUNK ROOMS with a total of 13 beds and a spacious LOUNGE area.





Letting Accommodation

The pub currently offers 5 LETTING ROOMS, located on the first floor. Three of the rooms are en suite and two have a shared bathroom facility. There is potential to add an en suite to one of these rooms by knocking into the adjacent storeroom. All rooms are accessed from the main reception area via a central, period staircase. Each room is in excellent condition and spacious. The letting accommodation is a great source of income for the business and is extremely popular.

The Business

We are advised that takings for the last financial year amounted to £563,614 net of VAT with a healthy level of gross profit generated due to the income from the letting accommodation. This trade is split 65% wet sales, 25% food sales and 10% from the accommodation. Our clients admit that the letting side of the business has not been fully exploited or promoted.





Tenure & Price

LEASEHOLD £25,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Newcastle House Hotel is held on a full repairing and insuring lease agreement from Punch Partnerships (PTL) Limited. The Lessee has just agreed an extension commencing February 2025 for a term of 5 years. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £38,600 + VAT per annum, paid weekly in advance. 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 draught and soft drinks.

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

Licences

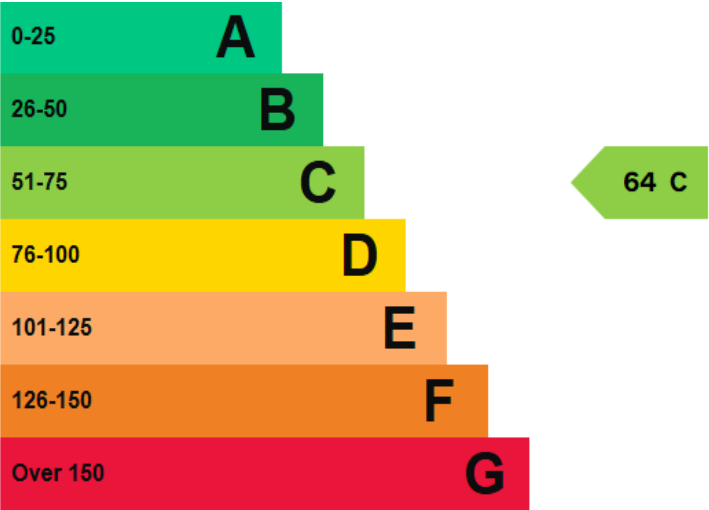
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £42,000 from 1st April 2026

Local Authority: Northumberland County Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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