



Cheviot Hotel

Bellingham, Hexham, Northumberland, NE48 2AU

Freehold £450,000 | Leasehold £10,000

- Town centre location
- Freehouse Pub (30), restaurant (44) & hotel
- Function suite (24)
- 6 en-suite bedrooms
- Turnover exceeds £500,000 per annum
- Scope for development

Ref: 91695

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Where the River North Tyne and Hareshaw Burn meet lies the historic market town of Bellingham. It's a well-known stop-over on the Pennine Way, the Pennine Cycle Way and the Reivers Coast to Coast cycle route. It is full of history, myth and legend. On the edge of the Northumberland National park and the nearest town to Kielder water, Bellingham is within easy reach to Hadrian's Wall and the Scottish Borders. The property is a traditionally constructed over three floors and occupies a dominant position overlooking the square in the middle of the Town.

TRADE AREAS

GROUND FLOOR

Entrance vestibule with tiled floor leading to the upper floors. To the right is the RESTAURANT (44) with the MAIN BAR (30) to the left. The MAIN BAR area is open plan with bench and free seating to wooden tables and features an open fireplace with a log burner inset, a recently laid stone floor with the pool/games room to the rear. The BAR SERVERY is wood fronted with a wood canopy and a bar top. The RESTAURANT has its own BAR SERVERY which backs onto the main bar. Seating (for 44) is formal with dining chairs to wood topped tables, a large stone open fireplace with log burner inset, wood effect flooring and beamed ceiling. The BAR SERVERY is wood fronted with a wood canopy and wood top. LADIES AND GENTLEMANS TOILETS are at the rear of the building and can be accessed from both the bar and restaurants, both sets of toilets are being refurbished.

FIRST FLOOR

Previously the restaurant, the first floor now features a FUNCTION ROOM or private dining area as well as two further rooms that have been divided and could be converted into owners accommodation or 2 further letting bedrooms.

The CATERING KITCHEN is on the first floor which services the main restaurant, fully fitted with a tiled floor, extraction system and a range of stainless steel equipment. Separate pot wash area with tiled floor and equipment. A dumb waiter has been installed.

LETTING ACCOMMODATION

SECOND FLOOR

The letting accommodation comprises of 6 EN-SUITE LETTING ROOMS all with zip-link beds so can be doubles or twins.

EXTERNAL

There is a large yard area at the rear with a single storey outbuilding under a pitched roof, which houses freezers, the oil boiler, storage and cellarage. A fire escape leads from the first floor to the rear garden. To the front is a tarmacked area with several outside seating areas for summer use.

THE BUSINESS

The vendors have owned the Cheviot Hotel since 1998 and the current tenants are moving on so the property will be sold with vacant possession. The current tenants have improved the business and property since their tenure began and The Cheviot Hotel is well and truly "on the map". Serving the local community as well as the many tourists who visit Bellingham throughout the year, the business has been improved dramatically.

This is an excellent opportunity to purchase a very well established hospitality business with good reviews on Booking.com and TripAdvisor. The accommodation and rooms on offer, coupled with the great location in the heart of a popular tourist area, make this ideal for a buyer to drive the leisure and hospitality trade.

Gross turnover is consistently in excess of £500,000 per year which in turn generates excellent profits for the owner/operator. Full trading information is available on request.

LICENCE

A full Premises Licence is held.

SERVICES

Mains electricity, water and drainage are connected. Heating and hot water is by way of an oil fired boiler.

Local Authority:

Northumberland County Council
County Hall
Morpeth
NE61 2EF

Telephone: 0345 600 6400

Local authority reference: TYNN0005100410050

Rateable Value: £38,500 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.



TENURE & PRICE

FREEHOLD £450,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Or alternatively:

LEASEHOLD	£10,000 to include goodwill. Stock at valuation in addition
TERM	6 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to 3 month's rent in advance
RENT	£40,000 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will not be payable on the Premium and rental payments

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

Viewing strictly by appointment only.

AWAITING EPC

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EPC Reference: N/A

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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