

# Pub Opportunities

Winter 2023/2024

# Everard Cole is a Commercial Property Consultancy specialising in the Licensed, Leisure and Hospitality sector, with offices in Leeds, Nottingham, Cambridge and Manchester.

Everard Cole are pleased to offer this selection of public house properties brought to the market for sale. The properties in the brochure are available to be purchased individually or in groups.

## **VIEWINGS**

Please arrange all viewings and requests for further information with the Everard Cole agent. Contact details are on each page.

## **VAT**

All prices quoted are exclusive of VAT. VAT, if applicable, will be added to the purchase price of all properties and will be calculated if the property has living accommodation at 90% of the purchase price. It will be at 100% if the property does not have living accommodation.

## **BUSINESS**

Our client has not directly occupied the properties or traded the respective businesses and does not therefore have access to any accounts or historical trading information.

## **FIXTURE & FITTINGS**

No fixtures and fittings will be warranted with the sale and inventories cannot be provided. The properties are being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

## PLEASE CONTACT OUR AGENTS FOR FURTHER DETAILS OF AVAILABLE PROPERTIES



### LEEDS & MANCHESTER

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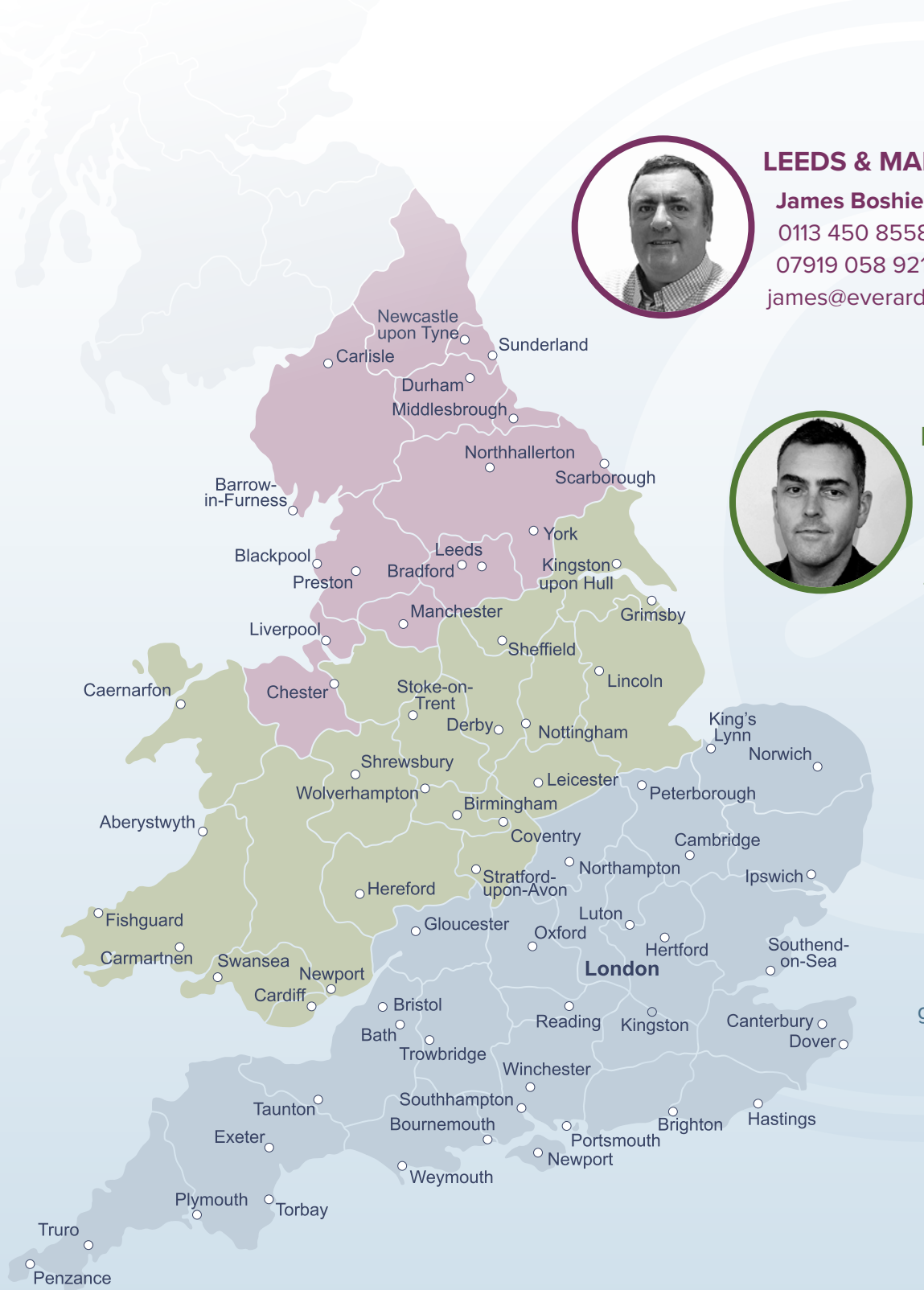
### CAMBRIDGE

**Gareth Hatton**

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Freehold



Under offer

## The Beaumont

Clayton le Woods, Chorley

Offers in the region of £1,250,000

- Detached public house
- Open plan, split level trading area
- Total site area of 1.105 acres
- 3 bedroom living accommodation
- Suitable for alternative use (STPP)
- Large car park
- Currently closed

Tel: 0113 450 8558

Freehold



Under offer

## Black Lion

Skelton on Ure, Ripon

Offers in the region of £375,000

- Detached North Yorkshire village pub
- Lounge bar (55) and public bar (60)
- Large car park
- Former caravan site to rear
- Total site area 0.874 acres

Tel: 0113 450 8558

Freehold



Under offer

## Red Lion

Holywell, Deeside

Offers in the region of £225,000

- Mid terrace stone built public house
- High street location
- Lounge bar and games room
- 2 bedroom living accommodation
- 3 former letting bedrooms

Tel: 0113 450 8558

Freehold



## Mariners Arms

North Shields, Tyne and Wear

Offers in the region of £150,000

- Traditional freehold public house
- Two room trading operation
- Located on busy drinking circuit
- Prominent position on junction
- 1 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## Queens Hotel

Bootle, Liverpool

Offers in the region of £250,000

- Prominent stone built public house
- Traditional 2 room operation
- Fronting busy A566
- Located in densely populated area
- 9 Unused rooms to upper floors
- Development potential (STPP)

Tel: 0113 450 8558



Freehold



## Eastham Ferry Hotel

Eastham, Wirral

Offers in the region of £595,000

- Substantial detached public house
- Open plan trading area
- First floor function room
- External children's play area
- Overlooking river Mersey
- Site area extending to 3.262 acres
- Large car park
- 7 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## Poachers Pocket

Whickham, Gateshead

Offers in the region of £495,000

- Detached pub/restaurant in residential area
- Beer garden with children's play area
- Currently closed
- Open plan trading area
- Large car park
- Site are 1.434 acres
- Development potential (STPP)

Tel: 0113 450 8558

Freehold



## Royal

Stillington, Stockton on Tees

Offers in the region of £175,000

- Community village pub
- Main bar area and pool room
- First floor function room
- External drinking area
- 4 bedroom living accommodation
- Would suit alternative use STPP

Tel: 0113 450 8558

Freehold



## Bar Eighteen

Morecambe, Lancashire

Offers in the region of £250,000

- Town centre public house
- Prominent corner position
- Open plan trading area
- External trading area
- 7 former letting bedrooms
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## Crown Inn

Grewelthorpe, Ripon

Offers in the region of £250,000

- Village public house
- Affluent sought after location
- Currently closed
- 3 section bar area
- Separate restaurant
- 3 en-suite letting bedrooms
- 3 bedroom living accommodation
- Large car park and beer garden

Tel: 0113 450 8558

Freehold



## Juniper and Vine

Bury, West Pennine Moors

Offers in the region of £195,000

- Community public house
- 3 section bar area
- Extensive external trading area
- Residential area
- External kitchen with pizza oven
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## Railway Hotel

Radcliffe, Manchester

Offers in the region of £215,000

- Traditional community public house
- Multi-room operation
- Currently closed
- Within residential area
- 999 year lease with peppercorn rent
- 3 bedroom private accommodation

Tel: 0113 450 8558

Freehold



## Corner Pin

Saltney, Chester

Offers in the region of £195,000

- Traditional public house
- Currently closed
- Close to the city of Chester
- Fronting busy 'A' road
- 1 room operation
- 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## First In Last Out

Whitby, North Yorkshire

Offers in the region of £195,000

- Traditional 'Locals' public house
- Located in sought after seaside town
- Located in densely populated residential area
- Easy run one room operation
- Small external trading area
- Spacious 3 bedroom living accommodation

Tel: 0113 450 8558

Freehold



## Narrowboat Inn

Middlewich, Cheshire

Offers in the region of £195,000

- Semi detached public house
- Fronting busy main road
- Edge of town location
- Open plan bar area
- Restaurant with 60 covers
- 4 letting bedrooms
- Beer garden
- 1 bedroom private accommodation

Tel: 0115 824 6442



Freehold



## The Boat Inn

Wednesfield, Wolverhampton

Offers in the region of £195,000

- Two storey brick built property
- Town centre location
- External drinking area
- Open plan trading area
- Total site area 0.053 Acres
- Four bedroom domestic accommodation
- Ground floor footprint 1,960 sq ft (approx)

Tel: 0115 824 6442

Freehold



## Crooked Billet

Hull, East Riding of Yorkshire

Offers in the region of £160,000

- Two storey detached property in sought after hamlet
- Traditional pub interior
- Car park and front yard
- Domestic accommodation over first floor
- Ground floor footprint 2,252 sq ft (approx)
- Total site area 0.136 Acres

Tel: 0115 824 6442

Freehold



## The Talbot

Welshpool Powys

Offers in the region of £195,000

- Historic grade II listed pub
- Situated in 0.107 acre plot
- Two bar areas plus games room
- Commercial kitchen
- Three bedroom domestic accommodation
- Rear beer garden

Tel: 0115 824 6442

Freehold



## The Bull

Malpas, Cheshire

Offers in the region of £395,000

- Attractive detached property
- 2/3 bedroom domestic accommodation
- Car park
- Rear beer garden
- Commercial kitchen
- Situated in 0.37 acres plot
- Well appointed trading areas with c.100 covers

Tel: 0115 824 6442

Freehold



## Half Moon

Rugby, Warwickshire

Offers in the region of £225,000

- Terraced community pub
- Busy roadside location
- Close to Rugby town centre
- Traditional trading areas
- Small rear yard
- Total site area 0.042 Acres
- Groundfloor footprint 1,556 sq ft
- Well apportioned two bedroom accommodation

Tel: 0115 824 6442

Freehold



## Markham Arms

Brimington, Chesterfield

Offers in the region of £250,000

- Three separate trading areas
- Front outdoor drinking area
- Large car park to the rear
- Site area 0.437 acres
- Spacious 3 bedroom domestic accommodation
- Ground floor footprint 3,475 sq ft (approx)

Tel: 0115 824 6442

Long Leasehold



## Crumpled Horn

Swindon, Wiltshire

Offers Invited

- Grade II listed property
- Striking detached property
- Open plan trading area
- Car park
- Outdoor drinking area and garden
- 3 bedroom domestic accommodation

Tel: 0115 824 6442

Freehold



## Wellington Hotel

New Whittington, Chesterfield

Offers in the region of £225,000

- Detached two storey pub
- Car park
- Lounge bar & public bar
- Beer garden and outdoor drinking area
- 3/4 bedroom domestic accommodation
- Plot size 0.289 acres
- Ground floor footprint 2,853 sq ft

Tel: 0115 824 6442

Freehold



## Kings Arms

Coalville, Leicestershire

Offers in the region of £295,000

- Detached two-storey pub
- Attractive bar areas
- Spacious domestic accommodation
- Large car park
- 2,671 sq ft ground floor footprint
- Overall plot size 0.247 acres

Tel: 0115 824 6442

Freehold



## Maypole

Sutton-In-Ashfield, Nottinghamshire

Offers in the region of £395,000

- Substantial detached property
- Attractive rural location
- Spacious domestic accommodation
- Rear garden & car park
- Total plot size c. 0.438 acres
- Ground floor footprint 2,601 sq ft

Tel: 0115 824 6442





Freehold

## Cheshire Inn

Crewe, Cheshire

Offers in the region of £225,000

- Prominent, busy location
- Close to football ground & rail station
- Open plan trading area
- Disused 1st floor office accommodation
- 3 bedroom domestic flat
- 1,756 Sq ft ground floor footprint

Tel: 0115 824 6442



Freehold

## Pheasant Inn

Newtown, Powys

Offers in the region of £250,000

- Town centre public house
- Popular market town
- Public bar, lounge bar and games room
- Spacious 4-bed domestic accommodation
- Rear outside terrace
- Total ground floor footprint 1,830 sq ft

Tel: 0115 824 6442



Freehold

## Red Lion Hotel

Sandiacre, Nottingham

Offers in the region of £350,000

- Three storey detached property
- Two trading areas
- Extensive domestic accommodation
- Car park
- Beer garden
- Prominent location
- Total site area : 0.303 acres
- Ground floor footprint : 3,390 sq ft

Tel: 0115 824 6442



Freehold

## Robin Hood

Edwinstowe, Nottinghamshire

Offers in the region of £525,000

- Large detached property
- Close to popular local tourist destinations
- Two separate bar areas, outdoor drinking areas & timber outbuilding
- Large car park for c. 90 Vehicles
- Overall site size 1.179 acres
- Ground floor footprint 6,468 sq ft
- 3 bedroom domestic accommodation over first floor

Tel: 0115 824 6442



Freehold

## Royal Oak

Paull, Hull

Offers in the region of £225,000

- Attractive village public house
- Three trading areas
- Spacious domestic accommodation
- Commercial kitchen
- Rear beer garden
- Overlooking Humber Estuary
- Car park over road
- Ground floor footprint 2,333 sq ft

Tel: 0115 824 6442



## Why Not Inn

Essington, Staffordshire

Offers in the region of £295,000

- Two storey detached property
- Busy main road location
- Three bedroom domestic accommodation
- Extensive outdoor areas
- Total site area 0.681 acres
- 3,970 sq ft ground floor footprint

Tel: 0115 824 6442



## The Plough

Rede, Bury St Edmunds

Offers in the region of £325,000

- Character 16th century grade II listed property
- 15 mins from Bury St Edmunds
- Main bar, restaurant & snug (60)
- Traditionally decorated
- Garden seating & car park to front
- 3-4 bed private accommodation

Tel: 01223 370 055



## Bay Horse Inn

Ashburton, Newton Abbott

Offers in the region of £275,000

- Traditional town pub in Newton Abbott, Devonshire
- Well supported by local trade and sporting teams
- Patio garden
- Great potential to open back up as hub without tie
- Close to Ashburton town centre
- Access to A38 to Plymouth and Exeter

Tel: 01223 370 055



## Railway Hotel

Yeovil, Somerset

Offers in the region of £225,000

- Notable town centre pub
- Popular community hub
- Next to Yeovil National Park
- Main bar, games room, dining
- Patio garden
- Unused stable block
- 3 letting rooms
- Private accommodation

Tel: 01223 370 055



## Jolly Brewers

Shouldham Thorpe, King's Lynn

Offers in the region of £325,000

- Excellently positioned on A134
- Extensive build with floor area of 5,296 sq ft
- Large main bar, lounge, conservatory and restaurant
- Trade garden with play area
- Large car park (50)
- 5 letting rooms
- 3 bed private accommodation

Tel: 01223 370 055



Freehold



## White Horse

Droxford, Southampton

Offers in the region of £450,000

- Charming Hampshire village pub
- Within South Downs National Park
- Grade II listed 3 storey building
- Excellent local trade
- Bar, lounge, restaurant (70)
- 4 bedroom private accommodation
- 2 Further rooms on 2nd floor
- Southampton 30 minute drive
- Enclosed garden (40) & car park
- Property being 'sold as seen'

Tel: 01223 370 055

Freehold



## Loddiswell Inn

Loddiswell, Kingsbridge

Offers in the region of £275,000

- Village hub and popular meeting place for locals
- Prominent village centre location
- 9 miles from Salcombe on the south coast
- 8 Miles from Dartmoor National Park
- Main bar, lounge and front and back gardens
- 3 bedroom private accommodation

Tel: 01223 370 055

Freehold



## Kings Arms

Sandy, Beds

Offers in the region of £350,000

- Detached village pub with garden
- Grade II listed 18th century coaching inn
- 4 letting chalets in rear garden
- Close to the A1 in central Bedfordshire
- Well supported & family friendly pub
- ACV registered in 2021

Tel: 01223 370 055

Freehold



## Waggon & Horses

Steeple Morden, Herts

Offers in the region of £350,000

- 17th century traditional village pub
- 16 miles from Cambridge
- Grade II listed
- Main bar, snug & restaurant
- Extensive trade garden
- Registered as an Asset of Community Value (ACV)

Tel: 01223 370 055

Freehold



## Crown & Anchor

Wigganhall St Germans, Norfolk

Offers in the region of £235,000

- Idyllic riverside location
- Traditional village pub
- Main bar, sports bar & restaurant
- Trade kitchen
- Private garden
- 3 bed private accommodation

Tel: 01223 370 055



**Freehold**



## Greyhound

**Tetbury, Gloucestershire**

**Offers in the region of £350,000**

- Substantial 3 storey property
- Affluent market town location
- Open plan bar and dining areas
- 2 bedroom private accommodation
- Courtyard garden & outbuildings
- Registered as an Asset of Community Value

Tel: 01223 370 055

**Freehold**



Under offer

## The Saddle

**Kimbolton, Cambridgeshire**

**Offers in the region of £375,000**

- Character freehold in Cambridgeshire
- Bar & dining areas (circa 50 covers)
- Cobbled courtyard garden
- 3 double bedrooms, lounge and storage
- Well-presented flexible trading unit
- Suitable for a variety of uses (stpp)

Tel: 01223 370 055

**Freehold**



## The Crossways

**King's Lynn, Norfolk**

**Offers in the region of £190,000**

- Popular community pub
- Dense residential & independent retail area
- Main bar & games area
- Potential to develop food trade
- 1st floor private accommodation
- Patio garden
- 10 minute walk to town centre
- Close to King's Lynn FC ground

Tel: 01223 370 055

**Freehold**



## The Swan

**Braintree, Essex**

**Offers in the region of £475,000**

- Town centre location
- Large main bar area
- Potential to introduce food trade
- Kitchen refurbished 4 years ago
- Grade II listed
- Well supported local trade
- Popular live music venue
- 3 bedroom private accommodation

Tel: 01223 370 055

**Freehold**



Under offer

## Millers Arms

**Eaton Socon, St Neots**

**Offers in the region of £285,000**

- Idyllic Cambridgeshire village location
- Large main bar & restaurant area (80)
- Owners private accommodation
- Trade kitchen - needs equipping
- 5 minute walk from the River Great Ouse
- 5 Minute drive to St Neots
- Large pub garden

Tel: 01223 370 055



ACQUISITIONS • DISPOSAL • LANDLORD & TENANT • EXPERT WITNESS • PROFESSIONAL SERVICES



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