



The Tankerville Arms Hotel, Cottage Road,  
Wooler, Northumberland NE71 6AD



## SUMMARY

- Historic Coaching Inn built in the 1700's.
- 17 en-suite letting bedrooms.
- Lounge bar and two restaurant spaces.
- Function suite with independent bar.
- Fully equipped commercial kitchen.
- Extensive private car park.
- Large beer garden.
- FREEHOLD GUIDE PRICE £995,000.

## Introduction

Located on the northern outskirts of Wooler, The Tankerville Arms Hotel is an historic and well-known Coaching Inn that has been in the same family ownership for almost 50 years.

The Hotel offers a broad range of accommodation and guest facilities that includes bars, restaurant spaces and a function suite.

## Location

Wooler is located on the A697 which is an extremely popular route running between North East England and Edinburgh and which links the A1 with the A68. This central location enables visitors to head east towards the beautiful and iconic North Northumberland Coast (Bamburgh is circa 15 miles away) or west towards Melrose and The Borders.

The Tankerville Arms Hotel sits almost equidistant between Newcastle upon Tyne and Edinburgh and is therefore a natural stopping off point for people travelling along the A697 in either direction.

Wooler is often referred to as the "Gateway to the Cheviots" as it sits on the edge of the Northumberland National Park, at the foot of the Cheviot Hills. The town is therefore naturally popular with walkers. The recent opening of the Ad Gefrin Distillery and visitor centre in the town has also created an influx of new visitors.

## Description

The main hotel building is a substantial property dating back to the 18<sup>th</sup> century and was originally used by the Tankervilles of Chillingham Castle to house guests when their Castle was full with visiting hunters. During the 19<sup>th</sup> century The Tankerville housed the local excise office and was a posting house on the Edinburgh to London route before the railways took on the role.

The site has developed over the years and in addition to the main hotel there is now a separate holiday letting cottage block on the site plus a pair of semi-detached houses. These assets would be available by separate negotiation.

## Public Areas

The hotel has the benefit of two entrances, one at the front of the building off the main road and the other at the rear that provides safe access to and from the main car park. The guest check in area is within the lobby at the front of the hotel and the entrance to the main restaurant and bar leads off this lobby space.

Access to the private function is easier from the rear car park entrance and this space has its own separate bar facility making it a self-contained facility idea for a broad range of events.

Externally there is a pleasant, secluded beer garden, away from the main road, and the hotel is a dog friendly venue so this safe outside space is an added benefit.

## Hotel Photos



## Letting Bedrooms

The 17 letting bedrooms offer a mixture of single, double, twin or family rooms all with en-suite facilities. Every room has a Freeview TV, Wi-Fi plus tea and coffee points.

The bedrooms have had investment over the last couple of years to ensure that guests are as comfortable as possible and there is also a selection of dog friendly rooms.

## Service Areas

There is ancillary space within the hotel including commercial kitchens, public toilets, prep areas, dry stores and a cellar.

## External – Total Site Area 1.45 acres (0.69 Ha).

The property has extensive grounds with a well-maintained beer garden to the rear plus car parking to the front of the main building and a larger car park at the rear. A proportion of the rear car park (circa 50%) will be allocated to the hotel.

## Rateable Value

RV £17,500.

## Trade

Turnover information available on application.

## Asking Price

Offers in the region of £995,000 are sought for the freehold interest including the trade items and goodwill. Stock would be at valuation.

## Viewings

Strictly by appointment with this office.

## Website

[www.tankervillehotel.co.uk](http://www.tankervillehotel.co.uk)

## Money Laundering

In accordance with current Anti-Money Laundering Regulations, a Purchaser will be required to provide two forms of identification and proof of the source of income.

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