



The Angel Inn, 4 High Street
Wooler, Northumberland NE71 6BY

SUMMARY

- Historic Inn built in the 1700's.
- Central location in expanding town.
- 4 bedroom living accommodation above.
- Function suite with independent bar.
- In the same ownership since 2000.
- Scope to incorporate food offer.
- Large, enclosed beer garden.
- FREEHOLD GUIDE PRICE £450,000.

Introduction

Located in the heart of Wooler, The Angel Inn is an historic and well-known public house that has been under the same family ownership since 2000.

The Angel Inn is a traditional public house concentrating on mainly wet sales and is popular with locals and is well supported by their regulars.

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 and 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 Angel Inn is in the heart of the town centre, close to the bus station and car park, and on the main street running through. In addition to the public car park there is on street parking opposite and the pub is within walking distance of most parts of the town.

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 Angel Inn is a substantial double fronted listed building of traditional sandstone construction with a pitched roof clad in clay pantiles. This pitched roof incorporates three dormer window projections to the front and there is one to the rear.

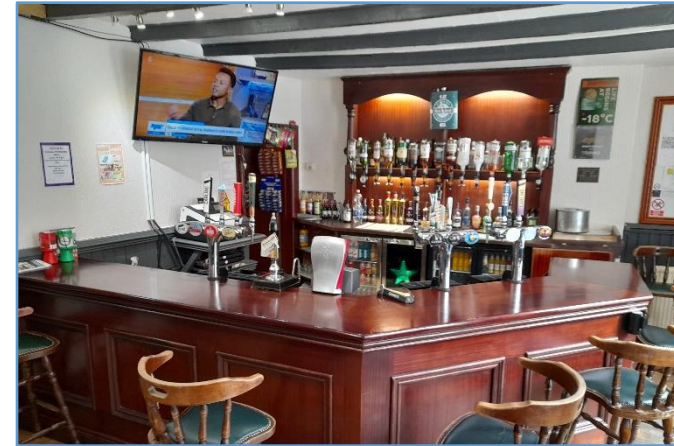
The rear of the building extends out via two separate wings which both have pitched roofs over and there is also an upstairs patio area for the living accommodation. Externally there is a beer garden which is enclosed by an attractive stone wall and this can be accessed from the main pub and also the rear function room.

Public Areas

The pub has a selection of seating spaces, all of which are interconnected, and include the main bar area plus a larger seating area and a smaller snug off. There is a separate space away from the bars where the pool table is located.

The dining area, private function suite and conservatory is accessed through the bar and is a pleasant airy space with excellent natural light. This space has its own small stage plus a dance floor if required and there is also a separate bar facility making it a self-contained facility idea for a broad range of private events.

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



Business

The current income is driven by wet sales and The Angel Inn would most likely be categorised as a "local" with the majority of trade being derived from the regulars and high levels of repeat custom.

The ground floor is configured to provide a range of designated spaces with the main bar effectively being an open space for larger groups. This makes the pub a very popular venue when there are larger sporting events being broadcast but the snug still provides a quieter space for other customers.

At the moment the pub does not provide a day to day food offer, other than some bar nibbles for the local football team, but there is a good sized kitchen which could be opened up again. There appears enough space available to be able to provide a reasonable menu but currently for the private functions, catering is contracted out.

Service Areas

There is ancillary space within the pub including a kitchen, public toilets, prep areas, dry stores and a cellar.

Living Accommodation

First Floor

Breakfast Kitchen
Lounge
Snug
Bedroom 1
Bedroom 2 (with shower)
Bathroom

Second Floor

Landing
Master Bedroom 3 (with walk in wardrobe)
Bedroom 4

Rateable Value

RV £5,800.
Rates free incentives subject to status.

EPC

Rating C.

Trade

Turnover information available on application.

Asking Price

Offers in the region of £450,000 are sought for the freehold interest including the trade items and goodwill. Stock would be at valuation.

Viewings

Strictly by appointment with this office.

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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Border towns of Coldstream and Kelso within a 30 minute drive of the hotel as is Floors Castle.

Edinburgh – 40 minutes by train from Berwick.

Bamburgh – home to historic castle and world famous beach.

Farne Islands – popular with birdwatchers

Spectacular beaches at Beadnell, High Newton and Embleton form part of an AONB.

Alnwick – market town with gardens and castle made famous by Harry Potter films.

Newcastle – 1 hour drive from Hotel via A697.