



Collingwood Arms, Main Street,
Cornhill on Tweed, Northumberland TD12 4UH

SUMMARY

- Historic Grade II listed Coaching Inn.
- Adjacent to the River Tweed.
- 15 en suite letting bedrooms.
- Delightful lounges, bar, brasserie and restaurant.
- Extensive walled garden with trade patio.
- Outbuildings with scope to develop.
- Private car parking.
- Strong year round trade.
- Popular with fishing and shooting parties.
- FREEHOLD PRICE £995,000 / OFFERS

Introduction

Overlooking the River Tweed, The Collingwood Arms is a well-known and attractively appointed historic Inn with a strong bedroom led trade. The 15 en-suite letting bedrooms are classically furnished and the public rooms are full of quality period details and craftsmanship.

This is an establishment with very strong levels of repeat business, the reasons for which are borne out as soon as you step through the entrance porch.

Location

Cornhill on Tweed sits on the A697 which is an extremely popular transport route between North East England and Edinburgh and links the A1 with the A68. This central location enables visitors to head east towards the North Northumberland Coast (Bamburgh is circa 25 miles away) or west towards Melrose and The Borders. The Collingwood Arms sits almost equidistant between Newcastle upon Tyne and Edinburgh and is also therefore a natural stopping off point for people travelling along the A697 in either direction.

The proximity to the River Tweed has helped this establishment become a renowned sporting Inn and there are fishing groups who return year after year to enjoy their sport, the hospitality and the ambience of this grand building.

Description

This is a substantial three storey Grade II listed building with public accommodation on the ground floor and two floors of letting rooms above. There are substantial grounds and outbuildings.

Public Areas

The main entrance is from the car park via a stone porch and leads into a reception lounge with an open fireplace and an original tiled floor. The guest check in area is through this lounge and leads in turn to an open staircase and waiting area. To the right there is a quiet lounge and library with another open fireplace and to the left of the reception lounge there is the main bar area which provides food via its own brasserie. To the rear of the building is the restaurant, usually set for a comfortable 30 diners, with an original parquet floor and two sets of double doors leading out onto the patio and gardens.

Letting Bedrooms

15 letting bedrooms sleeping up to 30 guests (twins and doubles) all with en-suite facilities with baths and/or showers. The suites have rolltop baths and all rooms have a flat screen television, hospitality trays and direct dial telephones. There is a ground floor bedroom with disabled access and full compliance.



The Cottage

This is a rare benefit and is a two-storey annex comprising a ground floor lounge/diner with two double bedrooms and a bathroom on the upper floor. This space could either be occupied by the owners and management or let exclusively to provide another wholly private suite.

Service Areas

There is a range of ancillary space including commercial kitchens, walk in fridges, a confectionery room, dry stores and a ground floor cellar area.

External

The property has extensive grounds with a well-maintained walled garden, small orchard, mature trees and shrubbery plus a large trade terrace for up to 42 persons. There is ample car parking to the front and side of the main building.

Outbuildings

There are two terraces of outbuildings, some of which could be redeveloped into additional accommodation, which currently house complementary facilities including kennels, rod and wader storage and a secure gun room. There is also a staff changing area, a laundry and a former bar and function suite.

Services

There is mains water, sewerage and Phase 3 electricity into the property. Heating is by way of LPG and there are two boilers, one of which serves the hot water supply.

Rateable Value

RV £71,250 – exempt until June 2021.

Trade

Turnover for YE2019 was reported as £605,000 net of VAT.

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. **VAT is payable on the purchase price.**

Viewings

Strictly by appointment with this office.

Website

www.collingwoodarms.com

Money Laundering

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

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