



Sanderson
Weatherall

FOR SALE FREEHOLD INVESTMENT



THE ANGLERS ARMS, SHEEPWASH BANK, CHOPPINGTON NE62 5NB

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Freehold Investment For Sale

Offers in the region of £375,000

Subject to Contract

Location

The subject property is located at the edge of the village of Sheepwash Bank, Choppington. This is a former mining village, however, there are a number of local shops and amenities in the nearby vicinity.

The Anglers Arms is located next to the River Wansbeck and the village park. Within the village of Sheepwash Bank there are another two pubs, The Shakespeare Tavern and the Cherry Tree Bar & Grill. Sheepwash Bank is located 3 miles south of Ashington and 15 miles north of Newcastle and lies in between the A189 and the A1 providing good communication links.

Description

The main building which was constructed circa 150 years ago and more recently extended is stone built with a painted render to the front elevation and exposed stone on the remaining walls under a pitch slate roof. All windows on the main building are UPVC double glazed and all the rainwater goods are of the plastic type. Internally the Public House areas are carpeted throughout with a mix of decorative finish to the walls of which some being plastered/painted.

The public areas are arranged as inter-connecting bar and restaurant with a central bar servery with dual aspect serving approximately 80 covers in total. The ground floor also accommodates WC facilities and a well maintained kitchen that has food safe wash down walls with stainless steel splashbacks around the range, non-slip vinyl flooring and a range of commercial grade stainless steel prep surfaces.

To the first floor of the Public House there are 5 letting bedrooms, being a mix of double, twin and family rooms all of which are en-suite. The adjoining bungalow to the rear elevation is of cavity wall construction with a colour wash render in part with the remainder having a timber panel fascia. The roof is pitched and the rainwater goods are of plastic type and windows are UPVC double glazed throughout. Internally the bungalow has mainly plastered painted walls and carpet and laminate flooring accommodating 3 bedrooms in total.

To the front elevation is a small tarmac beer garden/forecourt which includes 3 disabled parking spaces and 7 outdoor tables. To the rear elevation is a car park with 9 spaces and 1 disabled parking space.



Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	Sq M	Sq Ft
Ground Floor Pub		
Lounge/bar/cellar/kitchen/wc's	202.03	2,174
First Floor Pub		
Guest rooms, en-suites and hallway	113.53	1,222
Bungalow		
Utility, kitchen, living room, en-suite and 3 bedrooms	113.80	1,225
Total Area	429.36	4,621
Site Area	0.160 hectares	0.396 acres



Services

We understand that all main services are connected/available at the property, however, any interested parties should make their own investigations with regard to this matter.

Planning

We understand that the property has full consent for its existing use as a Public House, however, alternative uses may be considered subject to obtaining the necessary planning consent from Northumberland County Council.

Business Rates

The property is currently assessed in the 2017 Rating List as follows:-

Rateable Value	£13,500
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The national non-domestic rating multiplier is set at 50.4p in the £ for rateable values above £51,000 and 49.1p in the £ for rateable values below £51,000 for the rates year 2019/2020.

The subject property may be subject to transitional phasing and as such multiplying the rateable value by the national domestic rating multiplier may not give the true representation of the rates payable.

According to our searches the adjacent bungalow has not been assessed for Council Tax purposes as of yet.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of Band C (54). A full copy of the EPC is available upon request.



Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout any transaction.

Asking Price

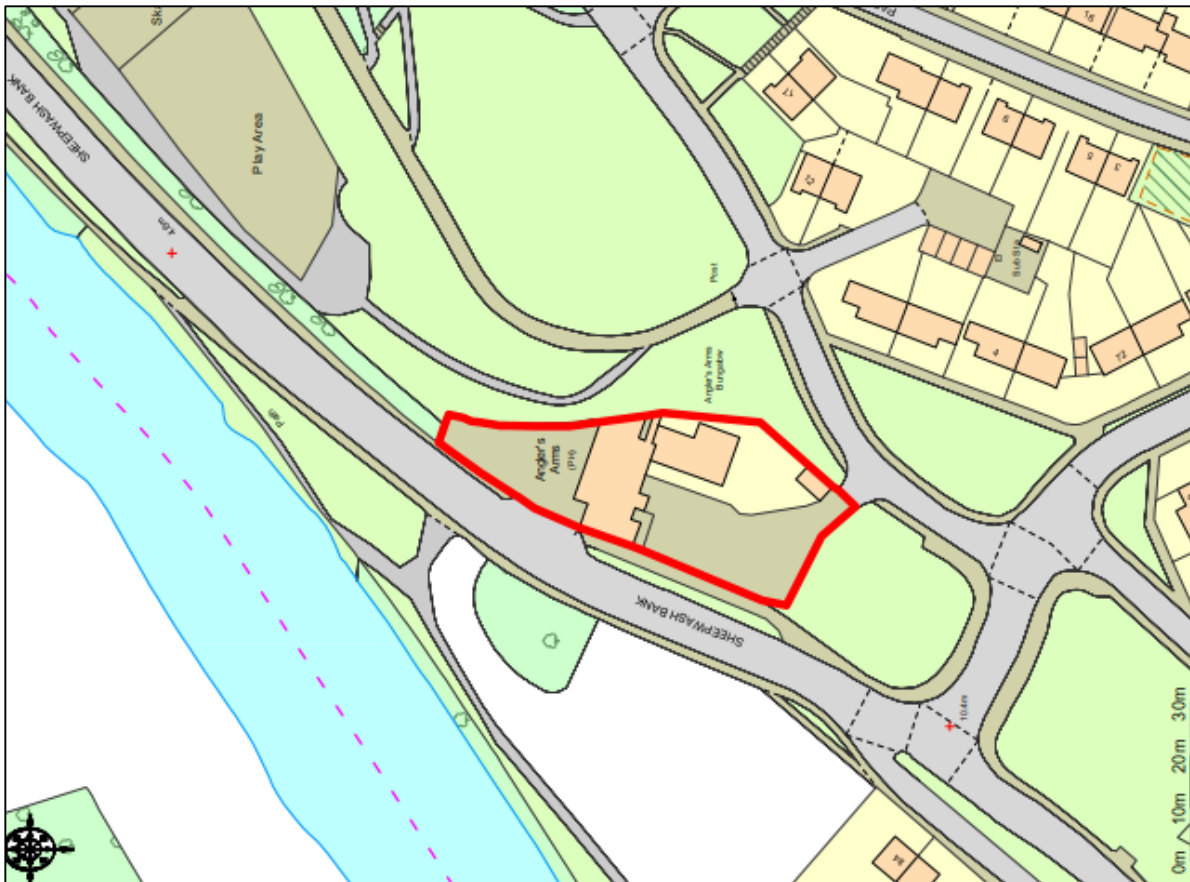
We are seeking offers in the region of £375,000 (three hundred and seventy five thousand pounds) exclusive of VAT for the benefit of our clients freehold interest in the property.

A purchase at this level would reflect a net initial yield of 10.79% after the allowance of purchasers cost of 4% subject to contract. Please note that our client does not undertake to accept the highest or any offer received.

The property may also be available with vacant possession if preferable.

Lease

The subject property is currently let to Melvin Hammerson and Lisa Jarvis for a term of 10 years with effect from 15th June 2012 at a passing rent of £42,100 per annum. The lease is subject to a 3 yearly rent review pattern on an RPI formula basis. The lease is contracted out of the Security of Tenure Provisions of the Landlord and Tenants Act 1954 and is also an internal repairing and insuring lease only.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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by prior appointment with the agents:

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