

Trap

Morpeth, NE65 9UT

AGREEMENT TYPE

Five Year Agreement

FACILITIES



£9,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Very rare to the tenanted market in this area; The Trap is a country pub that features letting rooms, great food and real ales. The pub stands as a prominent detached building in the small village of Broomhill which is in close proximity to the coastal route that heads up through Wark, Alnwick and then onto Bamburgh Castle flirting with Holy Island along the way. The pub is in good condition having been maintained well by the current long-standing licensees. The pub benefits from seasonal traffic from Easter through to late October with high levels of occupancy being achieved in the five letting rooms. It is situated 25 miles North of Newcastle and only a five minute drive from the beautiful beaches of the Northumberland coastline.

Pub Layout

The Trap benefits from a large bar on entry to the property – to the right is a comfortable seated area with the latest newspapers to read or take a bar meal if you wish. The main bar showcases a great range of products from real ales to fine whiskies, gins and wines. To the left is a sports viewing area and a collection of snooker and pool tables for customers to enjoy. The rear of the pub houses a large restaurant/ function room which leads onto the commercial kitchen. The function room can easily cater for a decent size wedding, large parties and live entertainment in high season.

ACCOMMODATION

Trade Accommodation

The trap benefits from having five private letting rooms above the pub which currently serves them well with advertising online. Room one is a family room with a double bed, two single beds and an en-suite bathroom. Room two is a smaller family room with a king sized bed, single bed and an en-suite shower room. Room three is a single room with a single bed and en-suite shower room. Rooms four and five are both twin rooms with two single beds and an en-suite shower room.

Private Accommodation

The licensees flat is well appointed and benefits from two large bedrooms, bathroom, large kitchen and living area.

BDM VISION

We now seek a new licensee to embrace this superb opportunity. They will eagerly promote the quality letting accommodation and look to position a menu that will attract consumers locally and visitors to the area on day trips or residing at Ambles Caravan Parks.

TRADING STYLE

The delightful Trap will welcome locals and tourists to the area alike. The pub has a friendly atmosphere and offers quality real ales alongside a superb beer and lager range. Some superb Whiskies and Gins are now on offer keeping in with current trends and the wine list supports the home cooked menu. In reality this pub is a delight especially for any visitors who will stay in one of the letting rooms (perhaps directed by one of the many social media platforms such as Late Rooms, Facebook, Twitter) and then realise that they have become part of a lovely Northumberland pub experience with great food and the ability to watch live sports / play snooker or pool or simply relax with an the on point drinks offer and maybe engage in chatter with the locals.

FINANCIAL

Annual Rent: £25,000

Security Deposit: £5,000

Working Capital: £2,500

Stock: £2,000

Fixtures and Fittings: Upon Valuation - funding options available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

Training: £250 plus VAT

For a breakdown on financial information, please refer to the 'Additional Info' tab.