

## Coach and Horses

Hexham, NE46 1PQ

### AGREEMENT TYPE

Five Year Agreement

### FACILITIES

-  Cask Ale
-  Live Music
-  Kitchen
-  Parking
-  Beer Garden



£16,000

CALL 01244 321 171 FOR MORE DETAILS

### DESCRIPTION

The Coach and Horses is a popular pub in the Priestpottle area of Hexham. Owned by Punch Taverns until December 2017, Admiral Taverns are seeking a quality partner to rejuvenate this pub. Currently we are drawing up plans with a view to a large-scale refurbishment to bring out the undoubted potential of this exciting venue. Hexham is home to a high level of aspirational commuters who reside here owing to easy access to the City of Newcastle. Additionally, the town is popular during the summer with walkers, cyclists and tourist all looking for a town centre base for their activities in the beautiful Northumberland countryside. This is a unique opportunity in a sought-after area for an entrepreneur or multiple licensee to take over this excellent pub and develop a bar, restaurant, hotel business of real sustainability in one of Northumberland's largest towns.

### Pub Layout

The current offer is split neatly into three. There is a main bar offering live entertainment, quiz nights and an extensive Beer range. The right-hand side of the pub houses the main bar which moves out into the courtyard area which is spectacular in its current condition. Across the courtyard is the restaurant and commercial kitchen. To the rear of the pub through an alleyway (which houses tables and chairs for outside undercover drinking and dining) is a large beer garden which again works well now but could have fantastic potential fully developed by a top-level brand coupled with quirky features. Upstairs are five letting rooms that are oversubscribed between April and September. Additionally, there is a disused space that can be converted to achieve another 5-7 rooms depending on size and layout.

### ACCOMMODATION

#### Private Accommodation

The Coach and Horses benefits from two double bedrooms, a lounge, kitchen, bathroom and office all in good order.

### BDM VISION

This venue has huge potential in a market town with a strong demographic. With significant investment this multi-faceted pub would provide a first class Cask and Craft offering and an engaging on point dining experience. The courtyard and garden will be a "must visit" when in Hexham which would seasonally almost double capacity for both drinkers and diners. To cap the offering, the letting rooms would be well presented and offer a premium to the licensee owing to a shortfall of quality accommodation during the summer months.

### TRADING STYLE

The current retail offer is predominantly around the main bar and seasonally the letting rooms. Moving forward we see this pub as being developed to showcase its courtyard and beer garden and taking on a more premium feel complimenting the nearby Admiral owned County Hotel. It will be a quality venue for visitors to stay in the B&B, will offer a first-class menu and be the purveyor of a fantastic on point drinks range featuring Craft and Cask alongside current favorites from the Wines and Spirits categories.

### FINANCIAL

**Annual Rent:** £15,000

**Security Deposit:** £6,000

**Working Capital:** £5,000

**Stock:** £5,000

**Fixtures and Fittings:** Upon Valuation - runding 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.**