



## ANGEL INN, ALSTON

### ALSTON, CA9 3HU

**AGREEMENT TYPE:**  
**TENANCY**

**YOUR INVESTMENT:**  
**£7,500**

**CALL 01244 321 171 FOR MORE DETAILS**

## DESCRIPTION

High up in the North Pennines, set on the steep cobbled main street, by the local church, this grade II listed traditional building dated back to the 1600's prides itself within this bustling market town. The Angel Inn is a small one – room bar operation in the quaint town of Alston, Cumbria, a heavy tourist area but with a very loyal strong customer community.

Alston is remote, about 20 miles from the nearest town however there are great transport links via Weardale and access to the M6 motorway via the A686.

### Pub Layout

On arrival the entrance leads to the main bar area. This single bar servery takes up a prominent position in this room, which is surrounded by a mixture of fixed and loose seating, traditional beamed ceilings and brick fireplace. There are four letting rooms, three of which are en-suite, all well presented with a separate access to the building. There is a small paved enclosed beer garden with seating with views over the Pennines. Site also boasts five car parking spaces.

## TRADING STYLE

The pub is situated just off the market square and has a consistent wet trade, supported by the local community as well as a steady following for the traditional food offer.

## ACCOMMODATION

### Private Accommodation

The private accommodation consists of two double bedrooms, a bathroom and a sitting room.

### Letting Accommodation

Site has three letting rooms, three of which are en-suite, all are well presented accessed via a separate entrance.

## FINANCIAL

**Annual Rent:** £15,000 – Initial start up rent £100 per week

**Security Deposit:** £2,500 – build up option available

**Working Capital:** £3,000

**Stock:** £2,000

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

**Tie:** Free of tie on wines, spirits and minerals – Tie release fee applicable

**Training:** £325 plus VAT

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

## BDM VISION

Admiral Taverns are looking for an experienced licensee given the three income streams. They ideally need to be local or know the area and be willing to get involved in local events, promoting the pub at any opportunity. The site would benefit from darts & dominoes teams during the winter, alongside catering knowledge to use the site to its full potential.