admiral
TAVERNS



BLACK BUSH, WASHINGTON

WASHINGTON, NE38 7HY

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Black Bush is a charming, detached public house set in the very heart of Washington village. Surrounded by everyday amenities including a nearby school, church and a selection of shops all within comfortable walking distance, the pub enjoys a steady flow of regular trade. In addition, several established housing estates lie close by, providing a loyal and consistent customer base. Although Washington is officially part of Sunderland, it occupies a highly convenient position close to the city centres of Newcastle upon Tyne and Durham, as well as Sunderland itself. This central location makes it particularly appealing to both residents and visitors travelling from across the North East. Connectivity is a key strength, with excellent transport links ensuring easy access in all directions. The nearby A1(M) and A1231 provide swift road connections, while regular bus services and the Tyne and Wear Metro network further enhance accessibility. Overall, the Black Bush benefits from a great village location and strong local transport links, making it an attractive pub.

Pub Layout

On entering the Black Bush, customers are immediately welcomed by attractive décor that creates a warm and inviting ambience. The centrally positioned bar services all areas of the pub, providing both convenience and a natural focal point within the space. Directly in front of the bar, a mix of fixed and loose seating offers an ideal setting for casual drinking. Wall-mounted televisions screen live sporting events, while dartboards and a pool table encourage team games and social interaction, reinforcing the pub's vibrant community atmosphere. To the right-hand side, a relaxed drinking and dining area features a charming log fire, creating a cosy environment that flows seamlessly into a separate dining room. This additional space is well-suited for functions and entertainment, with a raised area to the rear that is particularly ideal for hosting live music performances. Externally, the pub benefits from a generous car park with capacity for up to twenty vehicles. A raised decking area to the side provides further outdoor seating during the

TRADING STYLE

The Black Bush is a popular community local offering an excellent range of food and drink. Predominantly wet led, the Black Bush has introduced team sports, televised sports and live music/karaoke increasing weekly trade. The pub currently offers a traditional food menu however with a more affordable offering alongside a children's menu, this has the scope to change the wet/dry balance and increase footfall. Marketing private functions and maximising the use of the large lounge which could be used as a separate function room along with introducing local charity events can only establish the Black Bush as the hub of the community.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and comprises: three bedrooms, lounge, kitchen and bathroom

3+ Private Bedrooms | Beer Garden | Car Park | Function Room | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns

FINANCIAL

Weekly Rent: £317.31
Estimated Annual Turnover*: £241,035
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed upon valuation – funding options available for the right licensee.
Zero Business Rates* Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns is seeking a licensee(s) who will become a true part of the local community, with a strong focus on live entertainment, quality food and sport. In addition to a genuine passion for community engagement and hospitality, the successful applicant will demonstrate a proactive approach to marketing and business development. The ideal licensee(s) will be able to identify and capitalise on opportunities for growth and continuous improvement, ensuring the pub continues to thrive as a vibrant and well-supported local hub.


3+ Private Bedrooms


Beer Garden


Car Park


Function Room


Kitchen


Food Preparation Area


Live Music


Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

admiraltaverns admiral_taverns