



## BLACK & GREY, MORPETH MORPETH, NE61 1BU

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

**YOUR INVESTMENT:**  
**£10,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Black and Grey is an attractive pub occupying a corner plot on the periphery of the famous Northumberland Market Town of Morpeth. The pub is in a prominent position with traffic entering and leaving the town in pursuit of the main A1 road to and from Newcastle and Edinburgh. The outlet is only a short stroll into the main centre which has a vast selection of shops both independent and branded as well as all local amenities. A huge benefit is the nearby locality of high numbers of private housing with most being of an affluent demographic.

#### Pub Layout

The pub is very well presented with an inspiring aesthetically pleasing decor that creates stimulating interest and a real independent venue experience. The pub is based on an L Shape design with the main bar and servery being the central feature. Mismatched furniture creates circa 40-50 covers throughout the trading area. The pub is adorned with a range of interesting bric-a-brac and well-designed chalkboards. Overall, the presentation is one of a lovely unique boutique pub restaurant. The main trading area is setup in a very traditional format in a one room operation however to the rear is a cute function space facility perfect for events and parties smaller in numbers. The commercial kitchen is located on the first floor and this also doubles up as the domestic facility. To the rear of the pub is a unique beer garden, accurately named "The Yard" which is a hard landscaped courtyard, complete with picnic benches and fairy lights which is well supported in warmer temperatures.

### TRADING STYLE

The pub is run very much as a premium outlet with a strong cask and world beer offering coupled with a strong catering offer quirky in nature. The food offer drives the overall turnover of the pub with customers excited by the ever-changing nature of the menu content to keep everyone guessing. The menu is responsible for approximately 70% of the sales. However, the drinks sales are driven by the pub being a popular circuit site at weekends with regular solo artists performing on Friday and Saturday evenings. The operation opens for breakfasts at weekends, coffee and cake mid-mornings and their famous "Topsy Teas" on selected afternoons.

### ACCOMODATION

#### Private Accommodation

The private flat consists of two bedrooms, bathroom, office and living room and is all in very good condition.

### FINANCIAL

**Annual Rent:** £25,000

**Security Deposit:** £5,000

**Working Capital:** £3,000

**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:** £325 plus VAT

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

### BDM VISION

Owing to the food led nature of the business it would be a perfect fit for an experienced chef looking to develop their own pub restaurant business without the overheads and expense of purchasing their own venue. The location lends itself perfectly to attract consumers willing to pay that bit extra for a first-class pub experience. The opportunity to impose one's own stamp on the retail offer is a standout feature as is the opportunity to be your own boss. The key here is having real vision, desire and the ability to succeed in the modern pub world. The Black

