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BLACK & GREY MORPETH

MORPETH, NE61 1BU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Description
The Black and Grey is a striking pub occupying a prominent corner position on the edge of the historic Northumberland market town of Morpeth. Situated at the top of the high street, the pub benefits from excellent visibility, strong passing traffic, and consistent footfall from both locals and visitors. This attractive pub sits on the doorstep of one of Northumberland's most desirable market towns, benefiting from a strong local community, affluent residential catchment, and a steady flow of visitors. With the town centre just a short stroll away and excellent connections to the A1, Newcastle, and Edinburgh, the pub is perfectly placed to attract both loyal locals and passing trade, offering an exciting opportunity for a licensee with the vision and drive to make the most of its prime location.

Pub Layout
The Black & Grey benefited from a full internal and external refurbishment in January 2026 and is presented in excellent condition throughout. The pub operates from a single trading room, with a spacious open-plan layout that creates a welcoming and versatile environment. A blend of tiled and wooden flooring, panelled walls, feature wallpaper and bright décor gives the pub a distinctive and eclectic feel while retaining its traditional charm. A mix of low-level bench seating, loose tables and chairs, high stools and poseur tables provides comfortable seating for approximately 40-50 covers. The pub also features a dedicated darts area and wall-mounted TVs for sports viewing, making it a popular destination for all social occasions. Carefully chosen artwork, pictures and soft furnishings add character and complete what is a unique and inviting trading space. A fully equipped commercial catering kitchen is located on the first floor, complete with a separate preparation area and doubles up as the domestic facility. In addition, there is a separate Coach House function room, offering further opportunities for private events, community gatherings and special occasions. To the rear of the pub is a charming beer garden known as 'The Yard'. This hard-landscaped courtyard features tables, flower walls and decorative fairy lights, creating a relaxed outdoor space that is particularly popular during the warmer months. While there is no on-site

TRADING STYLE

The Black & Grey operates as a premium venue and has built a strong reputation within the local area. The pub benefits from a proven and successful food offer, with popular Sunday lunches and tapas-style dishes currently accounting for around 20% of total sales. Bottomless brunches are a particular highlight and perform exceptionally well, especially when hosted in the separate Coach House, which provides an excellent space for private functions and events. The business also features a popular target darts area, helping to drive regular footfall and customer engagement. Alongside its successful food trade, the pub enjoys a strong drinks business, supported by its reputation as a vibrant weekend destination. This combination of quality food, premium drinks and a lively atmosphere continues to attract customers from across the area and provides a fantastic platform for a new licensee to build upon.

ACCOMODATION

Private Accommodation
The private accommodation consists of two bedrooms, bathroom, living room and office all in excellent condition.

FINANCIAL

Weekly Rent: £576.92
Estimated Annual Turnover*: £473,808
Security Deposit: £5,000 (with build up to £7,125)
Working Capital: £2,000
Stock: £5,000
Fixtures and Fittings: Funding options may be 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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

Beer Garden | Cask Ale | Function Room | Kitchen | Food Preparation Area | Live Music | Sports Teams

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BDM VISION

The Black & Grey offers an exciting opportunity to take on a well-established community pub in one of Northumberland's most popular market towns. Samantha Banks, Business Development Manager is looking for an experienced licensee looking to build on an already successful business. This is a business that rewards initiative and fresh ideas with success coming from understanding the local market, embracing modern pub retailing and creating reasons for customers to return time and again. The Black & Grey would particularly suit an experienced hospitality professional or chef looking to operate their own pub restaurant without the financial commitment of purchasing a venue.

Ideal Applicant

We're looking for someone who:

- Has a proven track record within hospitality or licensed retail.
- Brings energy, enthusiasm and a strong commercial mindset.
- Knows Morpeth and the surrounding area and understands the local customer base.
- Can further develop both the wet and food sides of the business.
- Has the confidence to introduce new ideas and grow trade.
- Understands the importance of marketing and community engagement.
- Has a clear social media strategy to drive awareness, footfall and customer loyalty.
- Takes pride in delivering outstanding customer experiences.
- Has the determination and commitment to maximise the pub's full potential.

If you're an ambitious licensee with the experience, personality and local knowledge to make a real impact, we'd love to hear from you.

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