



## BLACK BULL HOTEL, BLAYDON ON TYNE BLAYDON-ON-TYNE NE21 4JJ

**AGREEMENT TYPE:  
TENANCY**

**YOUR INVESTMENT:  
15,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The pub is located in Blaydon which is a highly populated suburb of Newcastle Upon Tyne. It sits on the busy B6317 just off the main Blaydon roundabout near to both Blaydon railway station and main retail area. The site is an imposing detached building set back from the main road with parking for 6 years to the front. The B6317 carries traffic to Crawcrook and Ryton and as such the route is very busy. Traffic footfall is sizeable, and the pub is highly visible. Local consumers are largely families and the prominent demographic group age range is actually quite young at 24-25. There is also several retired who have lived in the area for some considerable time. The pub has the benefit of being in easy walking distance from large numbers of mixed housing largely terraced in building style. The nearby railway station means that regular customers will come from further afield to take to the walk along the River Tyne which flows to the rear of the pub.

#### Pub Layout

The pub is split into two main trading areas. The aspect is traditional in nature with a classic dark wood finishing really giving a feel of authenticity and that of an old school "proper pub". The main bar has a real open fire and will seat 30 people. The Function Room is mainly used as an entertainment venue with the pub having a vibrant live music programme. The Black Bull is well established on the North East's live music scene. To the rear is an excellent Beer Garden that has stunning views overlooking the River Tyne.

### TRADING STYLE

The Black Bull is exclusively a wet led public house. As highlighted above the key business driver is the Live music held on Fridays and Saturdays. Additionally, the pub has a regular Darts Team and is hugely popular with walkers and locals. The pub has been well run by the pub's current licensees for over 10 years and trades well.

### ACCOMMODATION

#### Private Accommodation

The Upstairs flat consist of 3 bedrooms, living room, bathroom and kitchen

### FINANCIAL

**Annual Rent: TBC**

**Security Deposit: £6,000**

**Working Capital: £5,000**

**Stock: £4,000**

**F&F: TBC (Funding options available)**

**Training: £325 plus VAT**

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

### BDM VISION

A suitable licensee will embrace the locality of the pub and offer a solid quality pub menu using local fish as seasonal specials. The bar must serve great beers and wines. Due to the location and passing trade, non-alcoholic drinks will be equally important here and should be maximised

