



COACH & HORSES, HEXHAM

HEXHAM, NE46 1PQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£25,125

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Coach and Horses is ideally located on the main street of Priestpope in Hexham, Northumberland, offering significant visibility and foot traffic in this thriving market town. Hexham is well-connected, with excellent transport links including the Hexham station, which connects to Newcastle and Carlisle, as well as direct road access via the A69 and A695. Regular bus services also serve the area, further boosting accessibility. The town's demographic profile, marked by rising prosperity, indicates a more affluent local population. This provides a strong foundation for a pub that can offer a premium experience, catering to both the local community and visitors. The pub has already received a significant investment in 2021, positioning it well to take advantage of this prime location and capitalise on the area's economic growth. With a focus on providing a quality experience with excellent service, the Coach and Horses is well-placed to attract and retain a loyal customer base, whilst also appealing to those visiting the town. The investment in the site ensures the infrastructure is in place for continued success, making this a fantastic opportunity for the right licensee to make their mark in a growing, prosperous area.

Pub Layout

Upon entering the property, customers are welcomed through a covered entrance hall with seating, which provides access to the rear beer garden, the Stable Bar (outdoor bar) and the letting accommodation. The beer garden is a key feature of the business, offering a large outdoor trading space with a range of wooden benches, tables and chairs within a secure fenced area. Festoon lighting creates an attractive atmosphere in the evenings, while additional covered seating in the adjoining alleyway allows the space to be used throughout the year. The outdoor areas provide significant capacity and are a popular draw for both locals and visitors. To the right of the entrance is the main bar area. The galley-style bar sits at the heart of the room, adjacent to the hotel reception. A mixture of tiled and wooden flooring, together with bench seating, loose chairs and large windows overlooking the high street, creates a relaxed and welcoming environment. Opposite the bar are poseur tables and high stools, ideal for casual drinking. At the far end of the room is a dedicated games area with a pool table, darts board and gaming machine.

TRADING STYLE

The pub is currently trading strongly, with wet sales accounting for the majority of the turnover. Draught beers, wines and spirits perform particularly well, supported by a loyal customer base and a lively, welcoming atmosphere. Amusement machines continue to provide a steady secondary income stream, while the recently introduced sports area, featuring a pool table, has helped increase footfall and further strengthen bar sales. The business also benefits from several letting rooms, which generate reliable year-round income and see particularly high demand during key trading periods such as Christmas, Easter and the summer months. There is scope to further develop this aspect of the business through increased marketing and promotion. Although no food is currently offered, the pub has a fully equipped commercial kitchen in place. This presents an excellent opportunity for an incoming licensee to introduce a simple, quality food offering that complements the existing drinks-led business and helps drive additional revenue.

ACCOMMODATION

Private Accommodation

There is a separate flat to the top floor of the pub, providing accommodation for a Licensee or Chef.

Letting Accommodation

The site also offers 6 en-suite letting rooms, all in excellent condition:

- Room 1: Super King
- Room 2: Standard King
- Room 3: Standard King
- Room 4: Standard King
- Room 5: Small Double (Single Occupancy)
- Room 6: Super King

Each room provides a high standard of comfort and is ideal for both short and long stays.



Beer Garden



Kitchen



Letting Rooms



Live Music



Sports Teams

FINANCIAL

Weekly Rent: £932.69

Estimated Annual Turnover*: £810,901

Security Deposit: £12,125

Working Capital: £5,000

Stock: £8,000

Fixtures and Fittings: To be confirmed upon valuation – 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.

BDM VISION

We’re looking for a dynamic and engaged licensee, someone who’s ready to roll up their sleeves, take ownership, and bring fresh energy to the business. Ideally, you’ll have previous experience running similar operations, with a hands-on approach and a genuine passion for pubs and people. Local knowledge or a strong connection to the area would be a real advantage, helping to strengthen community ties and build lasting relationships. There’s currently no food offering, but with a full commercial kitchen, this is a real opportunity to add a no-fuss, quality menu that complements the pub’s identity and appeals to both locals and visitors. The key will be finding the right balance, continuing the success of the wet sales and entertainment side of the business, while enhancing the offer with food and maximising the potential of the letting rooms. Promotion will be essential, and we’re looking for someone who’s confident with marketing and social media, able to drive footfall through events, seasonal campaigns, and online engagement. A community-first approach, combined with regular activities and a strong digital presence, will help keep this pub at the heart of the high street.



Beer Garden



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Sports Teams
