admiral
TAVERNS



FALCON, PRUDHOE

PRUDHOE, NE42 5DN

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£19,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Falcon is situated in a tranquil yet accessible location on the outskirts of Prudhoe, offering a spacious, detached setting with ample parking. Prudhoe, nestled in Northumberland, lies just 11 miles west of Newcastle upon Tyne and 11 miles east of Hexham. The town is located just south of the River Tyne, perched on a steep, north-facing hill within the scenic Tyne Valley. Prudhoe combines the charm of a rural town with great transport links, making it an attractive place for both businesses and residents seeking a balance of convenience and a peaceful setting. The diverse demographic, ongoing housing development, and strong connectivity add to the area's appeal as a growing community. Prudhoe is conveniently located near the A695, which connects it to Newcastle and the A1, making it easy to commute to surrounding areas. Several bus routes serve the town, linking it to Newcastle, Hexham, and the Metro Centre. The town's railway station on the Tyne Valley Line provides regular services to Newcastle and Carlisle, operated by Northern Trains, further connecting Prudhoe to regional and national travel networks.

Pub Layout

The Falcon pub has been well-maintained, with excellent décor and a warm, welcoming ambiance offering a charming and inviting space, with a large open-plan trading area designed to cater to a variety of guests. The pub's interior features a perfect mix of wooden and tiled floors, creating a warm and rustic atmosphere, it includes a variety of seating options, bench seating, high poser tables, and bar stools, giving customers flexibility in how they relax or socialise. Large patio doors open up to a beautiful outdoor decking area, perfect for the summer months. The interior is carefully balanced with areas of carpeted and wooden floors, making it ideal for both food service and casual drinks. The dining areas are complemented by small booths and low-level seating, perfect for intimate meals or relaxed get-togethers. The dark wooden bar brings in traditional charm, which is beautifully paired with more chic elements, striking the perfect balance between classic pub style and modern elegance. Outside and you'll find a beautiful garden space. In front of the building, the grassed area is dotted with wooden benches and iron tables, creating a rustic yet comfortable feel. The

TRADING STYLE

The Falcon Pub is a lively, food-led venue that has quickly become a local favourite thanks to its prime location and a strong food offer. The pub has built a loyal customer base through its popular daytime bingo sessions, attracting regulars who enjoy both the game. In addition to its daytime appeal, The Falcon offers a diverse range of evening entertainment, including live music and quiz nights, ensuring there's something for everyone. This combination of great food, engaging activities, and a strong sense of community keeps the pub bustling throughout the week, making it a dynamic and vibrant local community pub.

ACCOMODATION

Private Accommodation
The private accommodation consists of two double bedrooms, kitchen, bathroom and lounge all in great condition.

FINANCIAL

Weekly Rent: £865.38
Estimated Annual Turnover*: £677,207
Introductory Marketing Support Offer: Get up to £300 to kickstart your pub.
Security Deposit: £11,250
Working Capital: £3,000
Stock: £5,000
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.

Beer Garden | Car Park | Kitchen | Food Preparation Area | Live Music

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

admiraltaverns admiral_taverns

BDM VISION

Admiral Taverns is seeking a Licensee with a balance of excellent catering skills, customer service, and the vision to grow the pub's offerings while staying closely connected to the locals. A strong catering experience is essential as food is the key driver for success at The Falcon and maintaining high standards and delivering an exceptional dining experience will keep customers coming back. A deep knowledge of the local area is also highly valuable, allowing you to better connect with the community and tailor your offerings to local preferences. While food remains the core focus, there is significant potential to expand the pub's social and entertainment offerings. Engaging local pub teams for darts, alongside continuing popular events like quiz nights and live entertainment, will not only boost foot traffic but also enhance the pub's reputation. Effective marketing will be key to driving both food sales and overall business growth. You'll need to be proactive in using local marketing strategies, social media, and in-house events to promote and attract customers. A well-rounded approach that includes customer service, strong food offerings, and innovative marketing will be essential for success as the Licensee at The Falcon.


Beer Garden


Car Park


Kitchen


Food Preparation Area


Live Music

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