admiral
TAVERNS



FOX, HEXHAM

HEXHAM NE46 3DB

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£10,250

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Fox is a detached pub, prominently positioned on a crossroads at the top of Hexham's Theatre District. Surrounded by residential housing and close to a school, it benefits from strong passing traffic and consistent daily footfall. Hexham is a historic and thriving market town on the south bank of the River Tyne, dominated by the iconic Hexham Abbey at the heart of the marketplace. Recent investment in the town centre and high street has further enhanced its appeal, creating an excellent environment for a well-run, community-focused pub. The town is well connected, with regular bus and rail services to Newcastle and surrounding areas, and easy accessed by car via the A69.

Pub Layout

The pub operates as a single, L-shaped trading area, with a prominent bar running along the back wall and finished with traditional dark features. To the front of the bar is a small booth seating area, complemented by a shelf section with high stools that adds to the pub's traditional character. A comfortable mix of bench seating, low-level tables and chairs with soft furnishings is set across a combination of wooden and carpeted floors. The main trading room is further enhanced by a real fire, creating a warm and welcoming atmosphere, particularly during the winter months. Large front windows allow plenty of natural light to flow into what is otherwise a richly dark interior. The pool table is positioned next to the bar within a designated area that also caters for darts and live entertainment. While the pub shows Sky Sports and TNT, it is best known for its live music offering, with a strong focus on rock and Northern Soul events.

TRADING STYLE

The Fox is a wet-led site with a strong and diverse range of products, including an excellent selection of cask ales, an area in which it is particularly well-established. The pub features pool and darts facilities, offering an opportunity to engage with local teams and leagues. The Fox has a loyal following for live music, benefiting from its successful programming in rock and Northern soul. Footfall is further boosted by the showing of live sports, making it a vibrant and attractive destination. Although there is no full catering kitchen on site, the back bar area is sufficiently large to support a back bar food offering or an enhanced snack menu, which could further improve the current customer experience and complement existing drink sales.

ACCOMODATION

Private Accommodation
The private accommodation, located on the first floor consists of three bedrooms, lounge kitchen and bathroom.

FINANCIAL

Weekly Rent: £403.85
Estimated Annual Turnover*: £334,723
Security Deposit: £5,250
Working Capital: £2,000
Stock: £3,000
Fixtures and Fittings: To be confirmed 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.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

3+ Private Bedrooms | Cask Ale | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
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BDM VISION

Admiral Taverns is seeking a passionate, community-focused licensee to take on The Fox, a much-loved local with significant potential in the heart of Hexham's Theatre District. This opportunity is ideal for either a first-time licensee eager to make their mark or an experienced licensee looking to grow a thriving community business. We are ideally looking for an individual or couple with local knowledge who can actively engage with the community, immerse themselves in pub life, and make The Fox the "go-to" destination for locals and visitors alike. Experience in live entertainment, along with the ability to grow and market the business effectively, is essential. The successful licensee will have the vision to enhance the pub's offering potentially introducing a small back bar food menu, attracting customers from further afield, and implementing a strong marketing strategy to drive footfall and sales.



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