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TAVERNS



HUNTSMAN, BLAYDON-ON-TYNE

BLAYDON-ON-TYNE NE21 4AU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£5,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Huntsman is a detached property located in the North East town of Blaydon, occupying a prominent position within a densely populated residential community. Benefiting from a loyal customer base, passing trade and excellent local visibility, the pub enjoys a well-established presence in the area. Situated on Blaydon Bank, surrounded by housing and nearby schools, the pub is positioned on a main route in and out of Winlaton. Blaydon lies on the banks of the River Tyne, with excellent transport links via the A695 between Gateshead and Hexham. From the dining area, customers can enjoy impressive views across Blaydon Haughs and the surrounding landscape. Combining strong community appeal with easy access to both urban amenities and miles of nearby countryside, The Huntsman presents a fantastic opportunity for an ambitious licensee looking to build a successful and sustainable business.

Pub Layout
On entering the pub, guests are welcomed into an impressive open-plan main bar that offers something for everyone. Live and team sports feature prominently, with multiple screens throughout the venue, a match pool table, darts complete with two oches. The bar is thoughtfully laid out with a mix of cosy booth seating, high poser tables, and bar stools surrounding the central bar, creating a welcoming atmosphere for both casual drinkers and sports enthusiasts. To the left of the pub, a spacious hallway leads to the well-maintained customer toilets, a fully equipped commercial kitchen, and a versatile function room at the rear of the property. This flexible space can comfortably accommodate over 60 covers and offers excellent potential for live entertainment, community events, private functions, or a food offer. An external door from the function room opens onto a fully enclosed rear courtyard, an attractive suntrap featuring a paved patio and picnic bench seating, providing the perfect outdoor space for customers to relax and socialise. Beyond the courtyard, a customer car park offers convenient parking for up to 20 vehicles, adding to the pub's appeal as a destination venue. With its large open-plan sports bar, dedicated darts and pool area, versatile function room, commercial kitchen, enclosed beer garden, and

TRADING STYLE

The Huntsman is a fantastic community pub with a strong reputation at the heart of the local area and a well-established rhythm of the week that offers something for everyone. The pub is currently wet-led and enjoys a loyal customer base thanks to its varied entertainment schedule, welcoming atmosphere, and excellent sports offer. With the right licensee and team in place, there is also an exciting opportunity to introduce a food offering and further grow the business. A popular destination for sports fans, The Huntsman shows both Sky Sports and TNT Sports across numerous screens, creating a vibrant matchday atmosphere. The pub also supports local darts and pool teams, with facilities available for both competitive players and those simply looking to enjoy a game with friends. Entertainment plays a key role in the pub's success, with a regular programme of live entertainment, karaoke, discos, quizzes, bingo, and community fundraising events. These activities help create a lively environment throughout the week while strengthening the pub's connection with local charities and community groups. In addition, The Huntsman benefits from a function space, providing further opportunities for private events, celebrations, and community gatherings. Complementing this is a broad drinks range, offering everything from popular mainstream brands to premium beers, spirits, and soft drinks, ensuring there is something to suit every customer.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor. This comprises of three good sized bedrooms, lounge, kitchen and bathroom.

3+ Private Bedrooms | Beer Garden | Car Park | Function Room | Kitchen | Live Music | Sports Teams

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FINANCIAL

Weekly Rent: £96.15
Estimated Annual Turnover*: £203,554
Security Deposit: £1,000
Working Capital: £2,000
Stock: £2,000
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
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.

BDM VISION

Samantha Banks, Business Development Manager, believes that for the right person, The Huntsman offers a fantastic opportunity to become a valued part of a thriving local community while running a successful and rewarding business of their own. With a loyal customer base already in place, a strong entertainment offering, and plenty of scope to enhance marketing activity and broaden the pub's appeal, this is an exciting opportunity for an enthusiastic licensee with fresh ideas, local insight, and the drive to take the business to the next level.
Ideal Applicant
We're looking for someone who can:

- Be a visible and active member of the local community, building strong relationships with customers, groups, and organisations.
- Bring local knowledge and ideally previous pub, hospitality, retail, or customer-facing business experience.
- Drive sales through effective marketing, social media activity, local promotions, and community events.
- Build on the pub's strong entertainment offer and continue creating reasons for customers to return.
- Explore opportunities for a simple snack or light food offer without overcomplicating the operation.
- Lead, motivate, and develop a successful team while maintaining excellent customer service standards.
- Demonstrate strong business management skills, including financial control, stock management, and delivering profitable growth.
- Adapt to changing customer trends and identify new opportunities to keep the business relevant and competitive.
- Have the energy, ambition, and vision to take ownership of the business and maximise its 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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