



HUNTSMAN, BLAYDON-ON-TYNE

BLAYDON-ON-TYNE NE21 4AU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£7,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Huntsman Pub is located in the North East town of Blaydon, The Huntsman is in the heart of a densely populated residential estate with a strong following of regulars along with a high footfall of passing trade. This pub is decorated beautifully internally and externally to a high standard with the introduction of a commercial kitchen. Blaydon stands close to the Tyne with the A695, a key road from Gateshead to Hexham, passing through the town centre. Between this main road and the river is the railway and, beyond it, in a bend of the Tyne River is the industrial district of Blaydon Haughs with these spectacular views seen from the dining room of the pub. Despite being a largely urban and a historical industrial town, there are various rural aspects to Blaydon and miles of countryside in the surrounding areas.

Pub Layout

On entering the pub, to the right you are welcomed into the impressive main bar area which has something for everyone. Live and team sports feature prominently with two oches (the best darts set up in Blaydon) along with a match pool table feature as well as multiple screen sports viewing set up. The bar area also has a mixture of cosy booths with fixed seating along with poser tables and bar stools around the main bar. Through a good-sized hallway to the left of the pub, there is access to the well-appointed toilets, commercial kitchen and a further door to the rear of the pub. The rear of the pub is used as a restaurant or offered separately for private functions. With loose seating and staggered levels, this room could easily host live bands and entertainment or provide dining for over sixty covers. To the rear of this room there is an external door providing access to the car park or the rear courtyard. The rear courtyard is completely enclosed and is an absolute suntrap made up of a paved patio with a number of picnic benches. The car park is down the stairs from the back entrance of the pub and provides parking for up to twenty vehicles.

TRADING STYLE

The Huntsman is a fantastic community pub that has so much to offer. The pub has an extremely strong rhythm of the week with something for everyone; the sports fans have live sporting events shown on the numerous televisions, the pub also supports darts teams and pool teams along with having the facilities there for the non-professionals. There are also quiz nights, bingo, karaoke and a good events calendar for fundraising for the community and local charities. There is an opportunity, with the right licensees and team in place to really enhance the food offer throughout the week along with Sunday lunches and a function menu. The pub has a vast variety of drinks offer from standard to premium in its beers, spirits and minerals.

ACCOMMODATION

Private Accommodation

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

FINANCIAL

Annual Rent: £12,000

Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £2,000

Stock: £2,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero 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.

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.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Function Room



Kitchen



Live Music



Sports Teams

BDM VISION

Admiral Taverns are seeking a licensee who can engage with the local community which is essential for the success of any pub, especially one with a loyal customer base like the Huntsman. The licensee should have experience in driving a good quality pub food offer, including menu development, sourcing ingredients, and ensuring consistency in preparation and presentation. The licensee should be adept at building relationships, with the locals, should possess strong business management, be adaptable and be able to respond to changing market trends and customer preferences as this will ensure the Huntsman thrives and continues its already established reputation.



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