

Blue Bell Inn

17 Mount Pleasant, West Mickley, Stocksfield, NE43 7LP



For Sale Freehold Licensed Premises Guide Price: £195,000 Plus VAT Sole Selling Agents

- Traditional public house located in the picturesque village of West Mickley
- Located adjacent to the A695
- Outdoor trading area located to the rear of the premises
- Benefits from private car parking facilities
- Considerable scope for a range of uses, subject to the granting of relevant permissions

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Location

West Mickley is a small hamlet in the southern part of Northumberland, situated equidistant from both central Newcastle and Hexham at a distance of circa 13 miles, and is surrounded by neighbouring villages such as Stocksfield and Prudhoe.

The Blue Bell is positioned in a picturesque semi-rural location, fronting Stonybank Way. The village predominantly comprises residential buildings, however adjoining properties include local retailers and public amenities. The site also benefits from close proximity to Stocksfield Train Station and the A695, providing accessible routes to larger towns and cities such as Hexham and Newcastle-upon-Tyne.

Accommodation

The Blue Bell is a compact, two-storey, semi-detached property of traditional stone construction, collectively sitting beneath a pitched tile roof. The property is arranged over basement, ground and first floors. Internally, the ground floor trading area appears to be relatively open plan and comprises a dedicated servery allowing for informal drinking, dining and entertainment throughout.

Ancillary trade areas comprise customer WC's, stores and basement cellarage.

Private accommodation is situated at first floor level and is believed to comprise a living room, bathroom, kitchen and two double bedrooms.

Externally, and to the rear of the premises, the property benefits from a trade patio, stores and enclosed garden area, allowing for outdoor drinking/smoking.

Substantial private car parking facilities can also be found opposite to the property with the potential to accommodate circa 25 vehicles.

Ground floor GIA is approximately 1,704 square feet.

The pub sits on a plot size amounting to circa 0.521 acres.

The Blue Bell offers considerable scope for local public house operators, restaurateurs and has potential for a B&B focused offer. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



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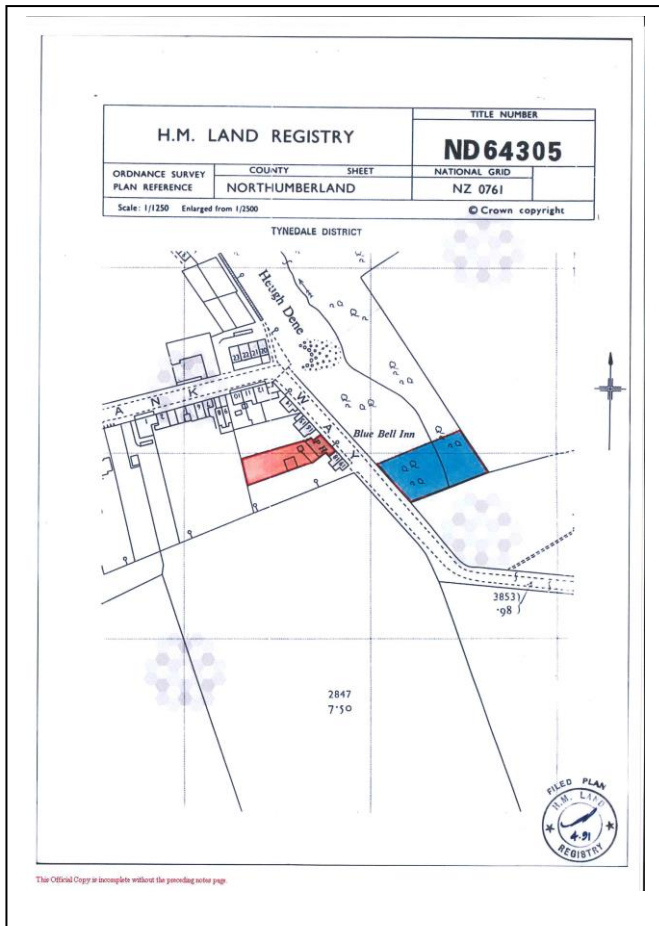
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General Information

Rating

The current Rateable Value is assessed at £7,500.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open for trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of C. An EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.

Viewings

All viewings are strictly by appointment only.



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Agent Details

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Disclaimer

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