

**FREEHOLD FOR SALE - GUIDE PRICE £150,000**

# **FLYING HORSE, 78 WATERLOO ROAD, BLYTH, NE24 1DG**



## **Key Highlights**

- Freehold public house with vacant possession
- Prominent corner building
- Three bedroom managers accommodation with separate access
- Ground floor trading area



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## Location

The Property is located in the town of Blyth, Northumberland, 20.8 kilometres (12.9 miles) north east of Newcastle, 29.0 kilometres (18.1 miles) north west of Sunderland and 44.3 kilometres (27.5 miles) south east of Alnwick.

The Flying Horse is situated in Blyth town centre at the junction between Thoroton Street and Waterloo Road which provides access to the A189 to the west via the A193. The property is situated in a mixed commercial and residential area with local facilities including the Prince of Wales pub (Trust Inns), Domino's Pizza, Iceland, Argos and Wilko.

## Description

The property comprises a two storey end of terrace building with painted rendered elevations beneath a pitched and hipped tiled roof.

Externally there is a small terrace to the front elevation.

## Accommodation

Internally the trading area is situated at ground floor level, with a central bar servery and seating on a mix of loose tables, chairs and bar stools for 30 customers. To the rear are ladies and gentlemen's toilets and a beer cellar.

The first floor is accessed from the main entrance to the pub and comprises a living room, three double rooms, kitchen and bathroom. There is also a separate access from the rear of the property.

The site extends to approximately 0.01 hectares (0.03 acres).

## Tenure

Freehold.

## Guide Price

Unconditional offers are invited in the order of £150,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £19,250.

## Planning

The property is not listed and is not situated within a conservation area.

## Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Wednesday - 10:00 - 23:00
- Thursday to Saturday - 10:00 - 00:00
- Sunday - 12:00 - 23:30

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## The Business

The property is currently vacant.

## Energy Performance

A C-72 EPC rating has been calculated.

## Viewings

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

## Contact

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