



# Blue Bell

## Freehold

Offers in the Region of **£275,000 Plus VAT**

Blue Bell, Mount Pleasant, West Mickley, Stocksfield, NE43 7LP

### AT A GLANCE

- Stone Built Village Public House
- Traditional with Open Fires and Exposed Beams
- Detached Outbuild to Rear
- 3 Bedroom Accommodation
- Rural Location
- Picturesque Beer Garden
- Large Car Park
- Total Site Area 0.511 Acres

### Viewing And Further Information

James Boshier

📞 0113 450 8558

📱 07919 058921

✉️ [james@everardcole.co.uk](mailto:james@everardcole.co.uk)





## PROPERTY

A stone build mid terrace property extending to 2 storeys under a pitched stone roof.

Inner entrance porch leading through to the main bar area seating approximately 30 customers on an assortment of chairs around polished wooden top tables. The bar area has a very traditional feel having exposed ceiling timbers, part wooden paneled walls and a feature exposed stone chimney breast with open fire. Corridor leading to Ladies and Gentlemen's Toilets.

Central bar servery with steps leading up to a further seating/dining area for a further 20 or so customers again with exposed beams and a feature exposed brick wall. There is a catering kitchen located on the first floor of the property.

Beer Cellar and Bottle Store.

Externally the property has a patio area leading through to a lawned beer garden furnished with picnic style benches. There is also a detached outbuilding which is currently used as a sports bar showing live sports and accommodating approximately 20 persons.

Located opposite the property is a large car park.

The living accommodation is located on the first floor and briefly comprises of 3 Bedrooms, Lounge, Bathroom and a shared kitchen with the pub.

## PLANNING

We understand the Property is neither Listed nor situated within a flood zone. Prospective purchasers are advised to make their own enquiries.

## UTILITIES

Mains electricity. Bottled Gas.

## MEASUREMENTS

Building Footprint - c. 196m<sup>2</sup> / (2,109 sq ft). Total site area - c. 0.511 acres. Measurements taken from a digital mapping platform.

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



## THE BUSINESS

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

## RATES & CHARGES

Rateable Value of the Blue Bell has been assessed at £4,550. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.





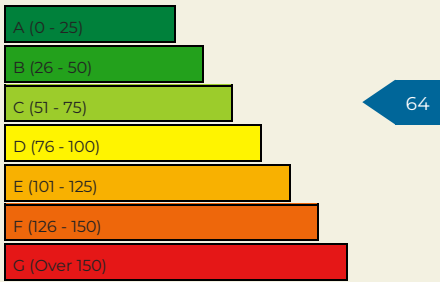


## LOCATION

The property occupies a picturesque setting in the small village of West Mickley on the southern fringes of Northumberland some 20 miles west of Newcastle Upon Tyne and 13 miles east of Hexham.



## EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge  
01223 370055

Nottingham  
0115 8246442

Leeds  
0113 4508558

[info@everardcole.co.uk](mailto:info@everardcole.co.uk)  
[www.everardcole.co.uk](http://www.everardcole.co.uk)



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.