



## BLACK & GREY, MORPETH MORPETH, NE61 1BU

**AGREEMENT TYPE:**  
**LONG TERM AGREEMENT (5 YEAR TENANCY)**

**YOUR INVESTMENT:**  
**£10,000**

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

The Black and Grey is a charming pub situated on a corner plot in the well-known market town of Morpeth, Northumberland. Its strategic location makes it highly visible to both local residents and visitors traveling on the A1 road, which connects Newcastle and Edinburgh. The pub is conveniently close to the town centre, offering easy access to a variety of independent and branded shops, as well as other local amenities. Additionally, the pub benefits from its proximity to numerous affluent residential areas, making it an attractive spot for both regulars and passing trade.

#### Pub Layout

The Black and Grey is a beautifully presented pub with a unique, aesthetically pleasing decor that enhances its appeal as an independent venue. The pub's design, based on an L-shaped layout, centre around the main bar which serves as the focal point of the space. The interior features a mix of mismatched furniture, accommodating around 40-50 covers, adding to the eclectic charm of the pub. The decor is further enriched with an array of interesting bric-a-brac and well-designed chalkboards, contributing to the boutique pub-restaurant vibe. The main trading area is arranged in a traditional, one-room format, creating a cosy and intimate atmosphere. Towards the rear, there is a quaint function space, ideal for hosting smaller events and parties. The commercial kitchen, located on the first floor, also serves as the domestic facility, offering convenience and functionality. Outside, the pub boasts a distinctive beer garden known as "The Yard," a hard-landscaped courtyard featuring picnic benches and adorned with fairy lights. This space is particularly popular during warmer weather, providing a charming outdoor setting for locals to enjoy.

### TRADING STYLE

The Black and Grey is operated as a premium establishment, offering a distinctive blend of high-quality drinks and quirky, yet satisfying, pub grub. The pub prides itself on its strong selection of cask ales and world beers, catering to discerning customers with a taste for unique and varied beverages. A standout feature is the pub's "made-from-fresh" cocktail menu, which includes a frequently updated "cocktail of the week," drawing in customers who appreciate innovative and freshly prepared drinks. The pub's drinks sales are particularly strong on weekends, when it becomes a popular spot in the local nightlife circuit. In addition to its evening offerings, the Black and Grey also caters to a daytime crowd. On weekends, the pub opens early for breakfast service, offering a relaxed start to the day. Mid-mornings see a steady flow of customers enjoying coffee and cake, while select afternoons feature the pub's famous "Topsy Teas," a playful twist on the traditional afternoon tea experience.

### ACCOMMODATION

#### Private Accommodation

The private flat consists of two bedrooms, bathroom, office and living room and is all in very good condition.

### FINANCIAL

**Annual Rent:** £18,000

**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £3,000

**Stock:** £2,000

**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.

**For a breakdown on financial information, please refer to the 'Additional Info' tab.**



Community  
Local



Food  
Preparation  
Area



Cask Ale



Function Room



Kitchen



Beer Garden

# BDM VISION

The Black & Grey is an exceptional pub with tremendous potential, ideal for an experienced and ambitious licensee who is ready to take on the challenge of running a food-led establishment. This opportunity is perfect for someone with a passion for the hospitality industry, a solid business acumen, a keen eye for detail and a commitment to maintaining a welcoming and comfortable environment. The ideal licensee should have a strong background in managing food-led establishments, with a focus on delivering high-quality dining experiences and a well-curated menu that caters to a wide range of tastes, using fresh and locally sourced ingredients. Building strong relationships with the local community and creating a pub that serves as a social hub will be important. The licensee should be approachable and community-minded, fostering a friendly and inclusive atmosphere. The Black & Grey is the perfect opportunity to create a destination venue known for its exceptional food, great atmosphere, and strong community ties.



Community  
Local



Food  
Preparation  
Area



Cask Ale



Function Room



Kitchen



Beer Garden