



COACH & HORSES, HEXHAM

PRIESTPOPPLE, HEXHAM, NE46 1PQ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£17,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Coach and Horses is ideally located on the main street of Priestpopple in Hexham, Northumberland, offering significant visibility and foot traffic in this thriving market town. Hexham is well-connected, with excellent transport links including the Hexham station, which connects to Newcastle and Carlisle, as well as direct road access via the A69 and A695. Regular bus services also serve the area, further boosting accessibility. The town's demographic profile, marked by rising prosperity, indicates a more affluent local population. This provides a strong foundation for a pub that can offer a premium experience, catering to both the local community and visitors. The pub has already received a significant investment in 2021, positioning it well to take advantage of this prime location and capitalise on the area's economic growth. With a focus on providing a quality experience with excellent service, the Coach and Horses is well-placed to attract and retain a loyal customer base, whilst also appealing to those visiting the town. The investment in the site ensures the infrastructure is in place for continued success, making this a fantastic opportunity for the right licensee to make their mark in a growing, prosperous area.

Pub Layout

Upon entry, guests are greeted by a covered hall featuring comfortable seating and soft furnishings, leading to the spacious beer garden and the separate Stable Bar (outdoor bar) at the rear. The beer garden boasts several wooden benches and small iron tables with chairs, all within a fenced area, enhanced by charming festoon lighting. Additionally, the covered alleyway contains more wooden benches, further establishing this venue as the only beer garden in Hexham. To the right, the cosy bar area is characterised by a mixture of tiled and wooden flooring, with the galley-style bar serving as the central feature, next to the hotel reception. This area also offers low-level bench seating and loose chairs by large windows, providing views of the high street. Opposite the bar, 3 poseur tables with high stools are perfect for vertical drinking, complemented by a bay window overlooking the foyer. At the far end of the bar, a snug area offers a comfortable retreat, featuring carpeted floors, a blend of low-level bench seating and loose chairs, a dartboard and a TV. On the left, a separate lounge area provides flexible space that could serve as a

TRADING STYLE

This pub is currently trading strongly, with over 50% of income driven by wet sales — particularly draught beers, wines, and spirits. It's a busy, sociable venue with great atmosphere and loyal customers. Additional revenue is generated through amusement machines (bandits), which continue to be a solid and consistent earner. The recent introduction of a dedicated sports area with a pool table has also had a positive impact, boosting footfall and driving up bar sales even further. The pub also features a number of letting rooms, which are particularly popular during peak seasons like Christmas, Easter, and summer holidays, but remain a reliable source of income all year round. With the right promotion, there's potential to grow this even further. Currently, there is no food offer on site — but the pub does benefit from a fully equipped commercial kitchen, creating an exciting opportunity for the right licensee to launch a simple, high-quality food menu that complements the existing drinks and entertainment offer.

ACCOMMODATION

Private Accommodation

There is a separate flat to the top floor of the pub, providing accommodation for a Licensee or Chef.

Letting Accommodation

The site also offers 6 en-suite letting rooms, all in excellent condition:

- **Room 1:** Super King
- **Room 2:** Standard King
- **Room 3:** Standard King
- **Room 4:** Standard King
- **Room 5:** Small Double (Single Occupancy)
- **Room 6:** Super King

Each room provides a high standard of comfort and is ideal for both short and long stays.



Community
Local



3+ Private
Bedrooms



Cask Ale



Function Room



Kitchen



Letting Rooms



Beer Garden

FINANCIAL

Annual Rent: £48,500

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

Working Capital: £4,000

Stock: £8,000

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.

BDM VISION

We're looking for a dynamic and engaged licensee—someone who's ready to roll up their sleeves, take ownership, and bring fresh energy to the business. Ideally, you'll have previous experience running similar operations, with a hands-on approach and a genuine passion for pubs and people. Local knowledge or a strong connection to the area would be a real advantage, helping to strengthen community ties and build lasting relationships. There's currently no food offering, but with a full commercial kitchen, this is a real opportunity to add a no-fuss, quality menu that complements the pub's identity and appeals to both locals and visitors. The key will be finding the right balance—continuing the success of the wet sales and entertainment side of the business, while enhancing the offer with food and maximising the potential of the letting rooms. Promotion will be essential, and we're looking for someone who's confident with marketing and social media, able to drive footfall through events, seasonal campaigns, and online engagement. A community-first approach, combined with regular activities and a strong digital presence, will help keep this pub at the heart of the high street.



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