



MASONS ARMS, DINNINGTON DINNINGTON, NE13 7LG

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,500

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Situated in the heart of the Northumberland village of Dinnington, this traditional community pub enjoys a prime position in the village marketplace. Just a short drive from Newcastle Airport and conveniently located off the main A1 route heading north, the pub benefits from excellent accessibility. The area has seen substantial residential development in recent years, with over 300 new homes completed within the village and a further 300 currently under construction on its outskirts. This rapid growth has significantly boosted the local population, increasing demand for quality hospitality venues and creating an exciting opportunity for a well-positioned community local.

Pub Layout

The Masons Arms boasts a versatile and welcoming layout, perfectly suited to cater to both casual drinkers and diners alike. The pub benefits from two separate entrances—one leading into the main bar area, and the other into the lounge/function room. The main bar features a traditional dark wood bar that serves both sides of the pub. It offers a warm and characterful atmosphere, enhanced by wooden flooring, high stools at the bar, and benched seating running along the wall opposite with large windows allowing plenty of natural light. Low-level tables and chairs, gaming machines and TVs showing live sport complete the picture, making this a classic, welcoming bar area ideal for regulars and sports fans. The lounge/function room offers a softer, more relaxed ambience, currently used for dining and events. This carpeted space seats approximately 50–60 people, with a mix of benched seating and low-level tables. Again, large windows allow for ample natural light, making it a bright and comfortable environment suitable for private functions, family meals, or community gatherings. To the front of the property, a decked beer garden provides a charming suntrap, perfect for outdoor drinking during warmer months. To the rear, a large car park offers 12 parking spaces, adding convenience for customers and helping support higher-capacity events.

TRADING STYLE

This well-established community pub is known for its traditional home-cooked food, with a strong reputation built around its popular Sunday lunch that attracts a wide range of customers. While the food side of the business is solid, there is plenty of opportunity to grow the drinks trade. With the right licensee, the pub could develop a clear weekly rhythm by introducing events like quiz nights, live music, and themed evenings. There's also potential to engage local teams and create a lively social scene during the evenings. Additionally, the separate function room offers space for meetings and private events, adding another revenue stream.

ACCOMODATION

Private Accommodation

The private accommodation is a beautiful recently refurbished 3 bedroomed flat with separate kitchen, lounge and bathroom.

FINANCIAL

Annual Rent: £20,000 – Initial start up rent £384.60 (net) per week

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

Working Capital: £2,500

Stock: £5,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

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.

Please look at our Financial Information sheet before the



Sports Driven



Community
Local



Open Fire



3+ Private
Bedrooms



Function Room



Kitchen



Sports Teams



Car Park

BDM VISION

The Masons Arms is a well-established pub perfectly situated in the heart of the growing village of Dinnington. Admiral Taverns are seeking a passionate, community-minded licensee—ideally someone local who knows and values the unique character of Dinnington and Northumberland. With a strong foundation built on traditional, home-cooked food and a popular Sunday lunch trade, a solid catering background would be an advantage. The right licensee will combine this with hospitality experience and entrepreneurial spirit to bring fresh ideas that grow both the food and drink sides of the business. To thrive, the pub needs a clear and consistent weekly rhythm, bold initiatives to drive sales, and a genuine commitment to exceptional hospitality. Above all, the focus should be on delivering a warm welcome, a traditional menu, excellent service, and a strong sense of community spirit throughout the week.



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