



# Salmon Inn

## Freehold

Offers in the Region of **£310,000 Plus VAT**

Salmon Inn, East Ord, Berwick Upon Tweed, Northumberland, TD15 2NS

### AT A GLANCE

- Detached Traditional Village Pub
- Open Plan Trading Area
- Large Beer Garden
- Full Planning for 7 Dwellings
- Catering Kitchen (Not Currently Used)
- Car Park

### Viewing And Further Information

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## PROPERTY

The property is detached and of stone construction under a pitched slate roof. Enter through the front porch leads to a traditional open plan bar area of character, having part polished wooden floor, exposed ceiling beams, open fire with feature surround and an impressive central bar servery. The whole bar area can seat approximately 50-60 persons on fixed perimeter seating and an assortment of chairs around polished timber top tables. The pub only currently operates on wet sales but the pub does have a well equipped commercial catering kitchen should there be demand for a food offer.

Ladies and Gentleman's toilets. Beer cellar and general store.

To the side and rear of the property is a car park for approximately 20 vehicles and a large lawned beer garden which could accommodate over 100 people.

The private accommodation is spacious and comprises three bedrooms, lounge, kitchen and bathroom, all of which are in good condition.

## PLANNING

Planning permission is in place for 4 new build semi detached properties and conversion of the existing building to 3 apartments. Planning permission reference 23/00583/FUL

We are advised that the property is not listed or in a flood zone.

## UTILITIES

All mains services are connected.

## FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



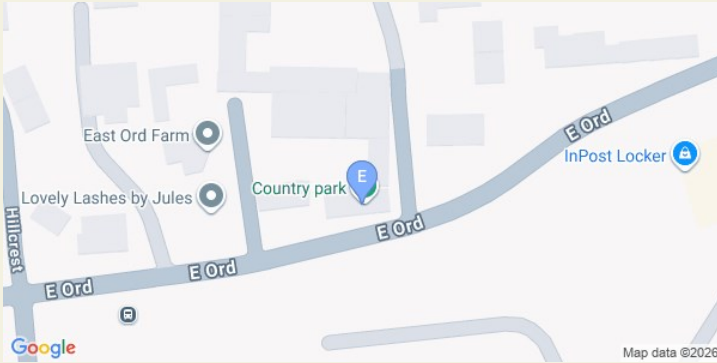
## THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

## RATES & CHARGES

The property is in an area administered by Northumberland District Council. The 2017 Rateable Value has been assessed at £21,500. We advise any interested parties to make their own enquiries



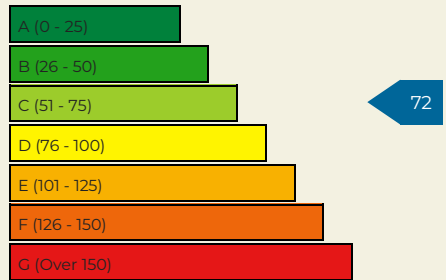


### LOCATION

The property occupies a prominent position in a plot of 0.443 Acres some 1.5 miles from Berwick Upon Tweed town centre in the village of East Ord. Berwick-upon-Tweed, sometimes known simply as Berwick, is a town and civil parish in Northumberland, England located approximately just 2 miles south of the Anglo-Scottish border, it is the northern most town in England.



### EPC



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