

HOTEL FOR SALE

Coquetvale, Station Road, Rothbury,
Morpeth, Northumberland, NE65
7QH

- 14 bedroom Victorian hotel
- Bar, restaurant and 2 function rooms
- Garden terrace with spectacular views
- Car parking on site
- Well presented and maintained
- Popular, Northumberland town location
- Awaiting EPC Rating

Freehold offers invited

BradleyHall



LOCATION

Coquetvale Hotel is located on Station Road, just outside of Rothbury town centre. Station Road forms part of the B6341 which is the main road into Rothbury. Rothbury is a popular market town, situated on the River Coquet in the west of Northumberland, which benefits from having a multitude of local shops, restaurants and attractions including Rothbury Family Butchers, The Queens Head, The Vale Café, Pots & Paws, Canny Sourdough, Coquetvale Art Gallery and Rothbury Golf Club.

Bordering Northumberland National Park, Rothbury is a popular tourist location and is within close proximity to towns and villages including Otterburn, Alnwick and Bellingham. Nearby tourist spots include Simonside Hills, Craggside and Kilder Forest Park, which is northern Europe's largest man made lake, is approximately 45 minutes away. The Northumberland Coastline, which has many Areas of Outstanding Natural Beauty, can be accessed within a short 30 minute drive.

DESCRIPTION

The subject property comprises a detached 14 bedroom Victorian hotel. The hotel is accessed from the main road onto the ground floor with a separate stepped entrance to the bar and restaurant on the first floor.

The hotel provides 14 bedrooms over second and third floors with a restaurant and bar to the first floor. The hotel caters for events and weddings with three function rooms hosting between 35 and 100 guests.

Externally, the hotel benefits from on site car parking and a terrace for drinking and dining.

ACCOMMODATION

Total 907m² 9,763ft²

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £21,500 and the estimated rates payable for the current year is £10,728.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC RATING

Awaiting EPC Rating.



Car parking on site
6 miles from A697
9 miles A1(M)
2.8 miles from A184
3.6 miles Dunston
Train Station
0.1 miles from bus
routes



11 miles from Alnwick
14 miles from
Otterburn
14 miles from
Morpeth
2 miles from Kilder
Forest Park



TERMS

The freehold of the property is available with freehold offers invited.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

IMPORTANT NOTICE

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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

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www.bradleyhall.co.uk

