

# Public House TO LET

Barrasford Arms, Barrasford,  
Hexham, NE48 4AA

- Prominent road side public house
- Free of tie
- Bar, lounge, kitchen, dining area, and an outdoor terrace.
- Total size of 361m<sup>2</sup> (3,886ft<sup>2</sup>)
- The Pub is accompanied by 7 ensuite bedrooms.
- Premium offers are invited for equipment and furniture

**Rent of £25,000 per annum**



**BradleyHall**

## LOCATION

Barrasford Arms is situated just off Dalla Bank, which can be accessed via the A6079. The property stands prominent with it being one of the first properties visible coming into Barrasford. Located to the north of Hexham, Barrasford is a small village in the county of Northumberland.

Local businesses include, Barrasford Village Store, Steven Campbell Aerials, and Wild About Adventure, Barrasford Arms is on the eastern side of the village adjacent to Sycamore Cottage.

## DESCRIPTION

Externally, Barrasford Arms has a traditional stone facade, the pub's location offers a great view of the surrounding Northumberland countryside. Internally, the property has a conventional design with rustic features and a wooden décor.

Barrasford Arms is arranged over a ground and first floor with a storage space in the attic. The ground floor comprises of the pub itself, a dining area, lounge, and kitchen. Throughout the first floor, there are 7 ensuite bedrooms that can be individually let out.

## ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

Ground Floor	198m <sup>2</sup>	2,131ft <sup>2</sup>
First Floor	163m <sup>2</sup>	1,755ft <sup>2</sup>
<b>Total</b>	<b>361m<sup>2</sup></b>	<b>3,886ft<sup>2</sup></b>

## EPC RATING

94D



On site car parking  
9 miles from Hexham  
2.5 miles from A68  
7.6 miles from A69



25 miles from  
Newcastle upon Tyne  
28 miles from  
Gateshead



## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £13,250 and the estimated rates payable for the current year is £6,611.75p 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.

## TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £25,000 (Twenty Five Thousand Pounds) per annum. Premium offers are invited for equipment and furniture.

### IMPORTANT NOTICE

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### AGENTS NOTES

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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.



## 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.

## 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 we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



# CONTACT US

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