



**West Wylam Inn,  
29 Front Street, Prudhoe, Northumberland NE42 5DQ**

- Public house with spacious three/four bedroom flat
- Rear yard with outdoor seating and detached garage
- Floor area 236.2 sq. m. (2,542.5 sq. ft.) / Site area 0.109 acres (441.1 sq. m.)
- Recently fully re-rendered and well presented throughout
- Exciting opportunity for both owner-occupiers and investors
- The site offers scope for a wide range of alternative uses STPP
- Prominent position on Front Street, Prudhoe town centre
- Freehold with vacant possession

**Offers in the Region of £225,000 + vat**

# COMMERCIAL

## Location

The property is situated on Front Street in Prudhoe, a well-established residential area within the Tyne Valley, Northumberland. Prudhoe is a popular commuter town located approximately 11 miles west of Newcastle upon Tyne and 12 miles east of Hexham, benefitting from strong road and rail links via the A695 and Prudhoe Railway Station, which provides regular services to Newcastle and Carlisle.

Front Street forms part of a busy local thoroughfare, with a mix of residential housing, local shops, convenience stores, and service-based businesses serving the surrounding community. The property enjoys a prominent roadside position opposite Asda Express Petrol Station with good visibility and passing traffic, as well as being within easy reach of local schools, amenities, and public transport connections. Prudhoe has a growing population and is part of the wider Tyne Valley catchment.

## Description

The property comprises the West Wylam Inn, a substantial semi-detached public house with a pitched slate roof, prominently situated on Front Street, Prudhoe. The building is arranged over two floors plus basement providing a total floor area of approximately 236.2 sq. m. (2,542.5 sq. ft.).

The ground floor offers an open-plan bar/trading area, while the first floor provides a spacious three-bedroom flat, complete with kitchen and bathroom facilities. The basement includes a traditional beer cellar/storage area.

Externally, the property benefits from a rear yard with outdoor seating, together with a large detached garage, offering valuable additional storage or redevelopment potential (subject to planning). The property has recently been fully re-rendered and is well presented throughout, making it an attractive proposition for a variety of future uses.

Offered with vacant possession, the property presents a rare and exciting opportunity for both owner-occupiers and investors. While historically operated as a public house, the site offers scope for a wide range of alternative uses, including hospitality, retail, leisure, residential conversion, or mixed-use development (subject to the necessary planning consents).

## Tenure

Freehold

## Viewing

Strictly by appointment through this office

## Price

Offers in the region of £225,000 + vat

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Bar	45.36	488.25
Pool Room	47.16	507.63
Ladies WC	8.82	94.94
Gents WC	12.0	129.17
<b>First Floor</b>		
Living Room	19.68	211.83
Kitchen	7.92	85.25
Bedroom	15.6	167.92
Bedroom	13.63	146.71
Bedroom	6.86	73.84
Bedroom	No Access	No Access
Bathroom	10.14	109.15
<b>Basement</b>		
Stores	49.04	527.86
<b>Total</b>	<b>236.21</b>	<b>2,542.54</b>

## Sita Area

0.109 acres (441.1 sq. m.)

## Title Number

ND112384

## Rateable Value

The 2022 Rating List entry is Rateable Value £5,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority

## Council Tax

Band A

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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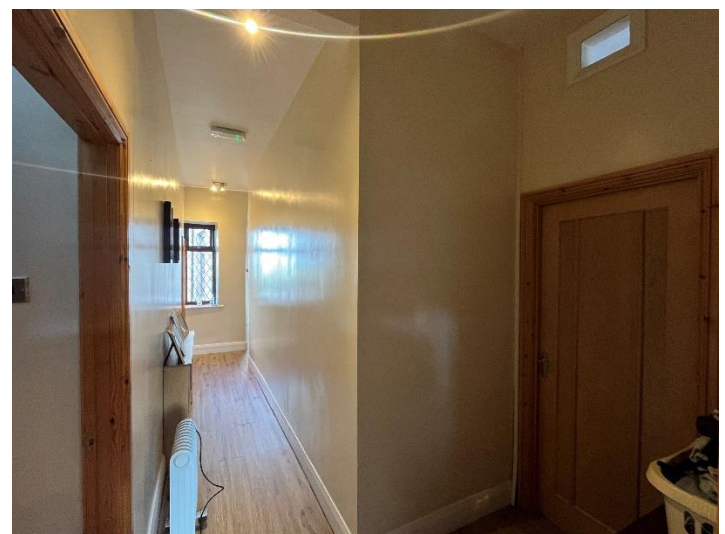
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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