



Red Alligator

Auckland Road, South Church, Bishop Auckland, Durham, DL14 6SP

Tenure: Freehold/Leasehold

Price: £250,000/£10,000

Ref: 96745

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Historic market town of Bishop Auckland
- Sizeable detached property
- Two section trade area (55)
- Refurbished three bedroom owners' accommodation
- Beer garden (60), car park (28) and studio flat
- Freehold and leasehold options available

Location

The Red Alligator is located on Auckland Road in South Church, Bishop Auckland. Bishop Auckland is an historic market town in County Durham known for its rich heritage linked to the Prince-Bishops. The town is at the confluence of the River Wear and the River Gaunless, nestled into the rivers' valley about 100m above sea level. It is surrounded by rolling hills and countryside.

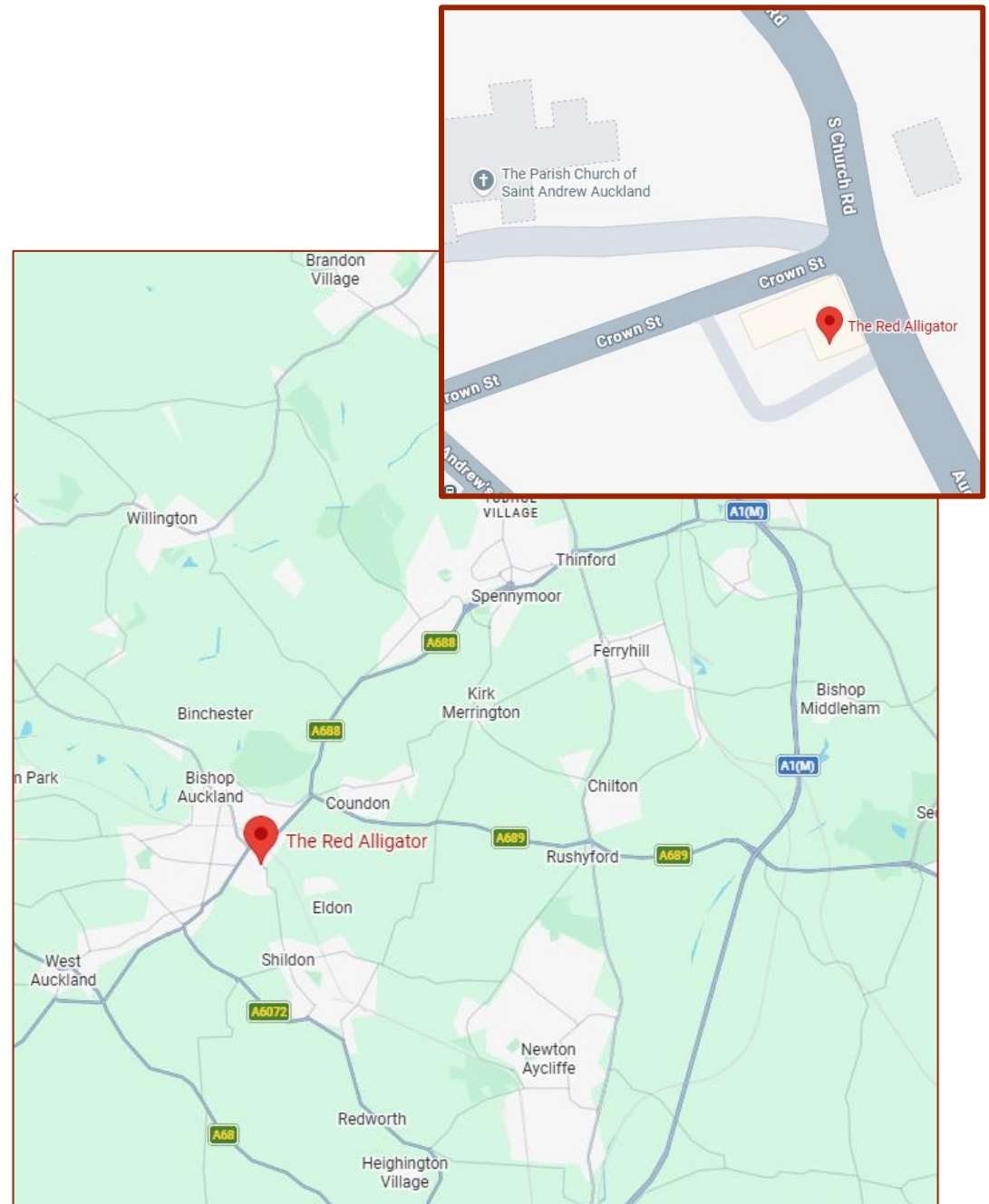
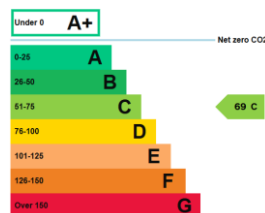
Bishop Auckland has multiple attractions including Auckland Palace and Gardens, numerous museums (including the Faith Museum and Spanish Gallery) and Kynren (a summer, open-air, live action historical spectacle). The town is also within easy reach of Binchester Roman Fort. More recently, Bishop Auckland has benefitted from regenerative investment via The Auckland Project which has transformed the town centre into a major cultural destination.

Bishop Auckland lies 12 miles from Darlington and Durham and can be reached from the A66/A688 via Barnard Castle and from the A1(M) which links to Newcastle-upon-Tyne to the north and Leeds to the south.

The Property

In Victorian times, the public house operated as the Crown and Anchor. It was renamed in honour of The Red Alligator, a chestnut thoroughbred that won the 1968 Grand National and was trained by Denys Smith at stables located just across the road from the property.

The property appears to be of stone construction with a cream painted exterior. It is arranged over two storeys under a pitched slate roof and briefly comprises:



Trade Areas

GROUND FLOOR

Porch with tile floors and sofa seating, leading to an L-shaped MAIN BAR AREA with wood, carpet and tile floors. Wood constructed BAR SERVERY with back bar and loose and newly upholstered seating for 30, exposed beams, stone walls and a brick fireplace with log burner. CELLAR to hatch behind bar. Additional SEATING AREA to the back of the building with loose and fixed seating for 25, wood panelled and exposed stone walls and a fireplace with log burner.

Two section TRADE KITCHEN with Altro flooring, fully equipped with two hood canopies and wash-up and preparation areas. Separate PREPARATION ROOM. Toilet block with LADIES' GENTLEMEN'S and DISABLED ACCESS TOILETS. Storeroom.

Owners' Accommodation

FIRST FLOOR

Newly refurbished and decorated, comprising: KITCHEN, LOUNGE, three good size DOUBLE BEDROOMS and SHOWER ROOM.

External

Self-contained STUDIO FLAT comprising: BEDROOM and SHOWER ROOM.

BEER PATIO with picnic style benches for 60. CAR PARK for 28 vehicles.

The Business

The Red Alligator is currently closed. It formerly traded as a food-led public house which served the local community and residents of the surrounding areas and it was known for its hearty, freshly prepared home-made food and signature dishes including local parmo's and a Sunday carvery.





The Business continued

The property has been the subject of investment, in particular to the first-floor owners' accommodation, and this large flat could be offered to the short-term holiday market (subject to the relevant planning permissions).

No trading information is available, therefore prospective purchasers must make their own conclusions as to the potential profitability of this public house.

Tenure & Price

FREEHOLD £250,000 plus VAT to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

Alternatively:

LEASEHOLD £10,000 to include goodwill, fixtures and fittings. (Terms as shown on page 8)

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol.

Services

All mains services are connected.

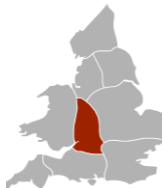
Rateable Value: £8,750 as at 1 April 2026. The business is subject to Small Business Relief).

Local Authority: Durham County Council.





LEASEHOLD	£10,000 to include goodwill, fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Seven years (lease term negotiable).
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	Year 1: £20,000, Year 2: £22,000, Year 3: £24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the rental payments.



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