



The Comedian

117 Front Street, Sunnyside, Bishop Auckland DL13 4LW

- 5* Trip Advisor Reviews
- Retirement Sale
- Spacious Owners Accommodation
- Plot with planning for 2 houses (available on separate negotiation)

Freehold | £200,000



LOCATION

Sunnyside is a small rural village to the east of Tow Law and north of Crook in County Durham, it has two pubs and a former post office. There is a collection of newly built homes in the west of the village, called The Paddock. There are five streets, Gladstone Terrace, Flag Terrace, Front Street (the main street) Garden Terrace, and a little offshoot along a back road to Roddymoor, called Grahams Cottages. It is one of the highest villages within the County of Durham, at 1,000 feet (300 m) above sea level.

The property is a stone built semi detached property benefiting from incredible views and specious owners accommodation.

PROPERTY

GROUND FLOOR

Entrance vestibule leads into a very well-appointed bar lounge with bar servery in the centre of the building, facing you as you enter. The two lounges are filled with ornaments and artefacts from along the years adding to the ambiance of the room. There is a mixture of booth and chair seating with a very comfortable feel, as if you were in the lounge of someone's home. There is currently seating for between 42 – 44 covers at a time.

There are a collection of fireplaces (open) and one of them is particularly stunning with open brick surround and iron fascia.

To the rear of the bar are the Ladies and Gent's toilets, both in excellent order.

To the very back of the premises is a very well equipped catering kitchen, the walls are lined with galvanised steel and the kitchen is equipped with stainless steel, professional equipment.

The food here has a five-star rating on Trip Advisor currently and they usually produce up to 120 covers on a Sunday.

BASEMENT

To the rear of the bar servery is the cellar with overhead chilling fan. Deliveries are made from the front of the public house with a drop and roll hatch.

FIRST FLOOR

Stairs lead up from the pub to the very spacious and extremely homely first floor owner's

accommodation, which briefly comprises: 3 bedrooms (2 with en-suites), lounge and bathroom.

ON SPERERATE NEGOTIATION OFFERS INVITED

There is planning to the rear of the pub which is for 2 x 4 bedroom semi-detached houses, planning number on Durham County Council Planning portal is DM/18/03058/OUT.

BUSINESS

The business has been built up over 16 years being and maintains a 5* rating on Trip Advisor. The owner operates the business herself on reduced opening hours, there is potential to increase trading hours.

Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	4.00 pm - 11.00 pm
Thursday	4.00 pm - 11.00 pm
Friday	4.00 pm - 11.00 pm
Saturday	4.00 am - 11.00 pm
Sunday	Midday - 11.00 pm



PLANNING PASSED FOR 2 SEMI DETACHED 4 BED DWELLINGS



TENURE & PRICE

FREEHOLD OFFERS £149,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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

LICENCE

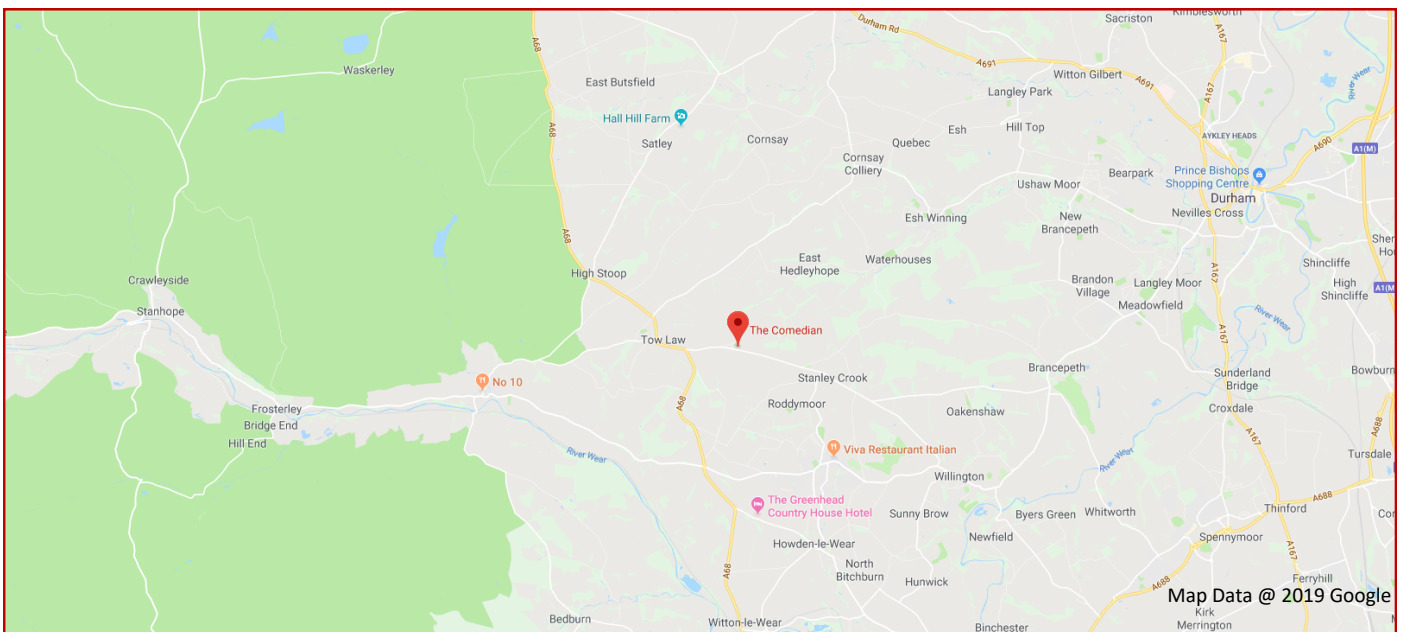
We understand that the property has been granted a Premises Licence under the Licensing Act 2003. Details of the permitted hours of this licence may be obtained from the licensing section of the Local Authority listed elsewhere in these Particulars. The purchaser or his representative will need to hold a Personal Licence under the Act.

SERVICES

All mains services are provided.

LOCAL AUTHORITY

Durham County Council
County Hall
Durham
County Durham
DH1 5UL (Tel No:03000 268 997)



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

69

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 179
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 135.76
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
85 If typical of the existing stock

BUSINESS MORTGAGES – 01834 849795

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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