



Travellers Rest

Accrington Terrace, Bishop Auckland, Durham, DL14 9QD

Freehold £195,000

- Detached public house
- Village location
- Overlooking the village green
- Good-sized rear patio
- Massive potential to increase trade
- Spacious function room

Ref: 86092

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SP Sidney
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LOCATION

Evenwood is a village in County Durham. It is situated to the south west of Bishop Auckland.

The Travellers Rest is now the only pub in the village and is situated in the centre of Evenwood, overlooking the very picturesque village green.

TRADE AREAS

GROUND FLOOR

Side entrance that leads into the MAIN BAR (30). The BAR SERVERY is nicely positioned in the main lounge area of the pub.

There is a good-sized side room used as a POOL ROOM with pool table, darts area and cast iron open fireplace.

The LADIES' & GENTLEMEN'S toilets are off the pool room and there is also an ACCESSIBLE TOILET. The flooring is a mix of laminate (in the hard wearing areas) and carpet.

A CATERING KITCHEN which is currently only being used for cold snacks is also situated on the ground floor.

The basement CELLAR is a good size and is well maintained.

FIRST FLOOR

A spacious FUNCTION ROOM (50) with high vaulted ceilings and dance floor. This room comes with its own LADIES' & GENTLEMEN'S TOILETS, BAR SERVERY and catering kitchen with dumb waiter to the main CATERING KITCHEN (situated on the ground floor). Fire escape.

OWNERS ACCOMMODATION

An Owners/staff apartment is situated on the first floor with TWO DOUBLE BEDROOMS, LOUNGE, KITCHEN and BATHROOM.

EXTERNAL

Spacious enclosed rear PATIO AREA (10) and a FRONT PATIO (10).

Enclosed BIN STORE.

THE BUSINESS

The Travellers Rest is a substantial building and trades well, opening only four days per week. It relies solely on wet trade.

The Traveller's Rest has been tenanted for a number of years.

No trade is sold or warranted. Historic trade accounts are unavailable. Any potential purchaser will need to reach their own conclusions as to the profitability that can be enjoyed at this outlet.

With an unused commercial grade catering kitchen, the pub has significant potential to diversify its offering and extend its trading hours. There is also scope to utilise the spacious function room to provide a venue for various events and, similarly, to develop the upper floor into letting bedrooms if the owner's accommodation is not required.

LICENCE

A full Premises Licence is held.

A Premises Licence is held for the following hours:

Tuesday	11:00 - 23:00
Wednesday	11:00 - 23:00
Thursday	11:00 - 23:00
Friday	11:00 - 00:00
Saturday	11:00 - 00:00
Sunday	11:00 - 22:30

SERVICES

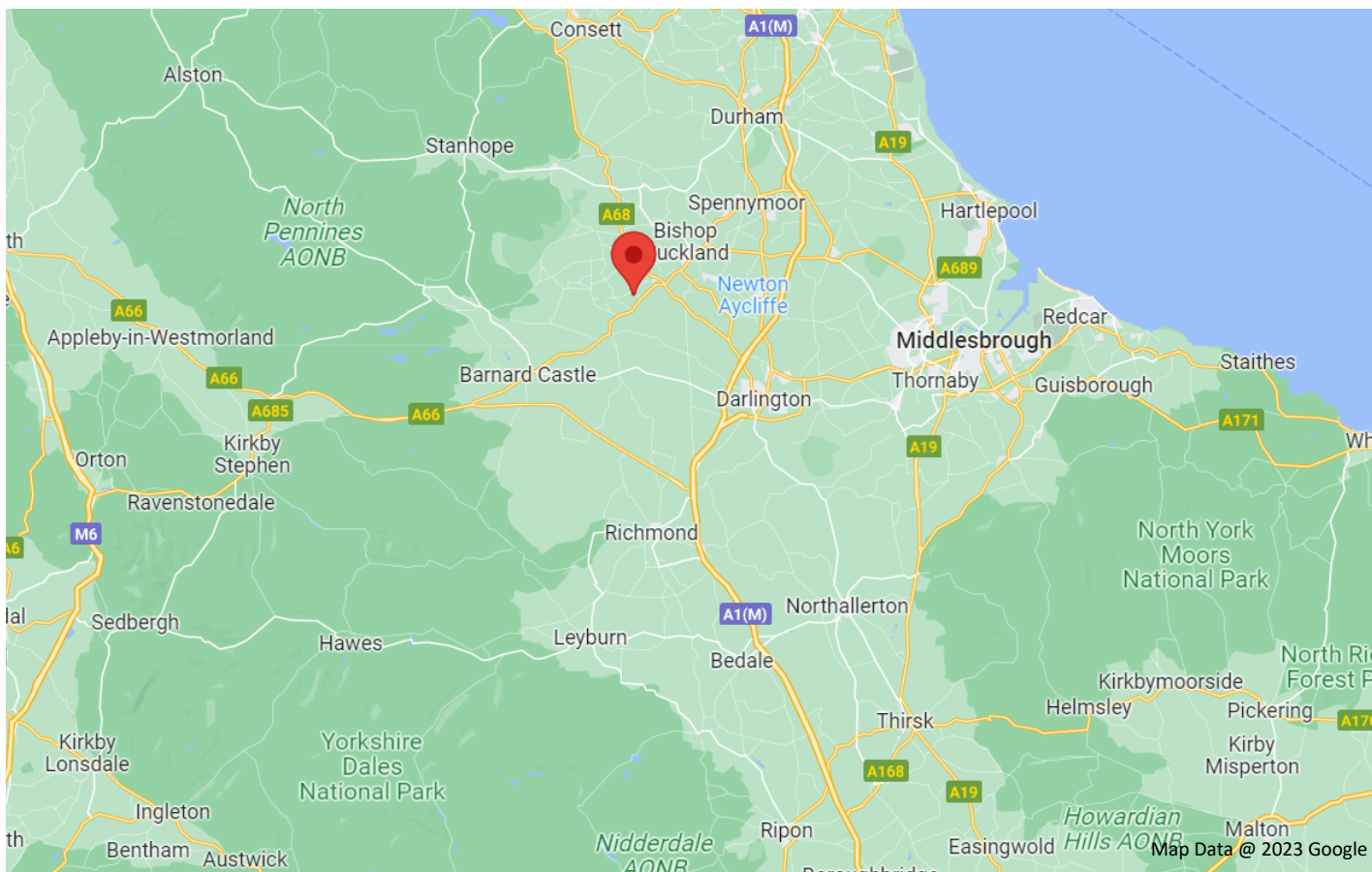
All main services are available: water, electricity, gas and drainage.



TENURE & PRICE

FREEHOLD £195,000 includes fixtures and fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business. Please direct all communications through Sidney Phillips.



EPC REQUIRED

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EPC Reference:

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