



The Burn Inn

West End Terrace, Willington, Crook, County Durham, DL15 0HW

Tenure: Freehold Investment

Price: £175,000

Ref: 96032

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Durham town of Willington
- Semi-rural location
- Detached, freehold property
- Bar (50) and conservatory (16)
- Three bedroom owners' accommodation
- Investment sale

Location

Willington is a town in County Durham that stands at the foothills of the Pennines near the River Wear, close to Crook, Bishop Auckland and Durham. Willington is surrounded by beautiful countryside and has many walking and cycling routes; it is also home to Jubilee Nature Area and the Grade I listed Brancepeth Castle is only three miles distant. The nearby market town of Crook provides many local amenities.

The public house lies on the A690 which links to the A688 and the A1 motorway to the east and the A68 to the west. The A68 connects the town to Hexham northbound and Bishop Auckland southbound.

The Property

This detached property is of brick construction over two storeys under a pitched slate roof. It briefly comprises:



Trade Areas

Porch vestibule leading to the OPEN-PLAN TRADE AREA with wood and carpet flooring, an 'L' shaped BAR SERVERY with well-equipped back bar and Altro nonslip flooring, two feature fireplaces, a pool table, a darts throw and loose and perimeter seating for 50. The trade area is well-appointed throughout with modern décor and furnishings. A CONSERVATORY with carpet flooring offers seating for 16.

LADIES' and GENTLEMEN'S TOILETS.

The KITCHEN is of a good size and has Altro nonslip flooring. It is fully equipped with kitchen appliances, a wash area and a pantry.

There is CELLAR access from the kitchen to basement level. The cellar has two large STOREROOMS, a KEG ROOM and a beer drop to the rear of the building.

Owners' Accommodation

Located at first floor and comprising: spacious LOUNGE, MASTER BEDROOM and TWO FURTHER DOUBLE BEDROOMS, BATHROOM and KITCHEN.

External

Picnic style benches to the front of the property to seat 18. There is a rear BEER PATIO which is not currently utilised and an enclosed BEER GARDEN with seating for 80. The CAR PARK has space for 16 vehicles.





The Business

The Burn Inn is a traditional and welcoming public house which has been serving the local community for over 130 years. The pub is 80% wet-led but does offer a food menu which includes pub classics and Sunday lunch. The business has its own social media presence and has garnered excellent reviews on TripAdvisor and Google.

The property is currently let on a 5 year, full repairing and insuring lease which commenced on 31 May 2023. The current rent stands at £1,076.51 per calendar month exclusive of VAT. The freehold investment provides a net yield of 7.4%.



Tenure & Price

FREEHOLD £175,000 for the investment property.

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 (WV/PRE0032/05) is held for the retail of alcohol.

Services

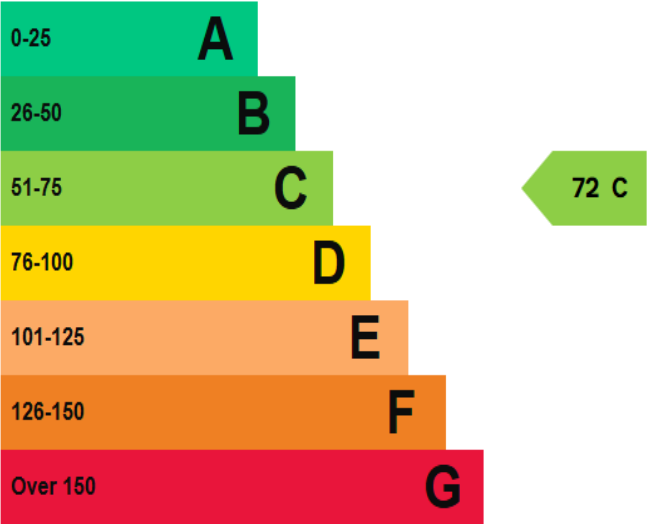
All mains services are connected.

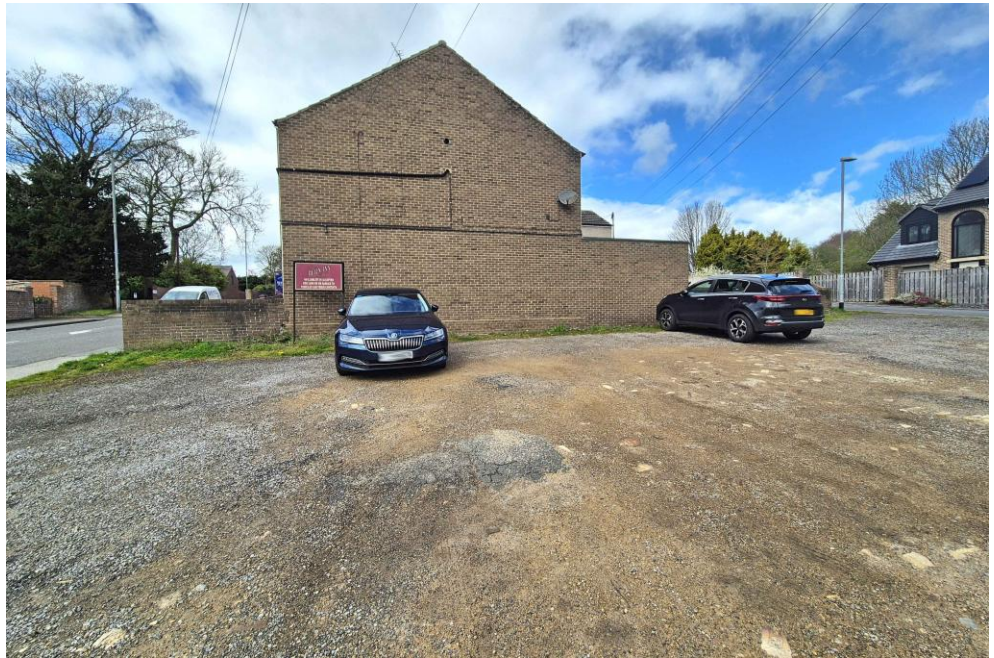
Rateable Value: £9,750 from 1st April 2026

Local Authority: Durham County Council

Inventory

The trade inventory is under the ownership of the Tenants.







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Business Mortgages

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