



Sportsmans Inn

30 Market Place, Bishop Auckland, Durham, DL14 7NP

Tenure: Freehold/Leasehold

Price: £295,000 or
£10,000

Ref: 96614

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

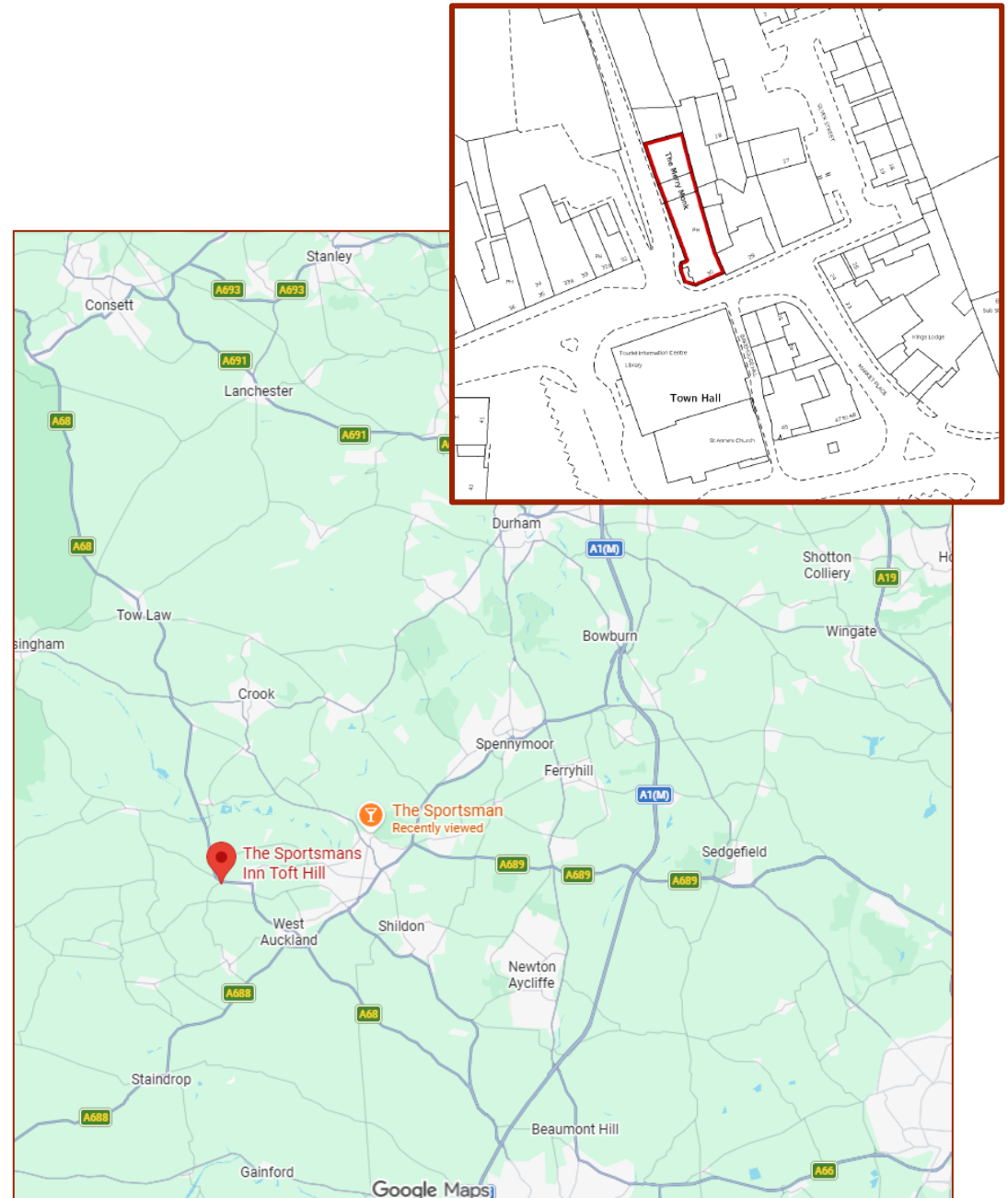
- Traditional two-storey public house
- Located in Bishop Auckland centre
- Major local regeneration scheme underway
- Open-plan bar/trade areas (90)
- Three bedroom first floor apartment
- Basement cellar and side trade patio

Location

The Sportsmans Inn is situated just off Market Place in Bishop Auckland, an historic market town in County Durham, located 11.2 miles southwest of Durham, 30 miles southwest of Newcastle and 22.9 miles northwest of Middlesborough. According to the 2021 Census, 16,130 residents live in the Bishop Auckland civil parish.

The town is renowned as the former home of the Prince Bishops of Durham and as a major cultural hub, the centre of which is Auckland Palace, a magnificently restored building that served as the base for the powerful Prince Bishops of Durham for nearly 1,000 years. Other local attractions include The Spanish Gallery (the first and only UK gallery dedicated entirely to the art of the Spanish Golden Age) and Kynren (a history-themed outdoor production featuring hundreds of volunteer actors, pyrotechnics and horses which takes place during the summer months).

Bishop Auckland is currently undergoing a massive, £192 million regeneration scheme. Key building projects include a £26.6m leisure centre on Watling Road, a new STACK leisure and social hub on Newgate Street and major upgrades to the surrounding cultural attractions, driven by The Auckland Project, a regeneration charity within the town. Bishop Auckland's transport infrastructure was recently modernised with the completion of a £6.4 million transport hub on Saddler Street, designed to improve connectivity and access to the town centre. This has been a major factor contributing to the rise of local tourism.



Location continued

Construction is also underway for a new 59-bedroom hotel on the north side of Bishop Auckland's Market Place, on the site of the former Queen's Head, Postchaise and Monaco buildings. Again, this project is being led by The Auckland Project. The new hotel is located directly opposite The Sportsmans Inn and may well lead to an increase in trade.

The Property

The Sportsmans Inn is located on the confluence of North Bondgate, Market Place and Wear Chare where it overlooks the town centre. The property is a semi detached, part brick, part stone building under a part pantile, part slate roof. The building is not listed but is located within a conservation area. The property briefly comprises:

Trade Areas

FRONT PORCH providing entry to the open plan MAIN BAR which has seating for 60 and comprises part carpet, part wood effect flooring, a main bar servery with a staircase to the first floor behind and a raised corner stage with DJ booth and wood effect dance floor. Access to Ladies' and Gentlemen's TOILETS, a STAFF ROOM/CATERING KITCHEN with fitted units (including a wash hand basin) and external double doors to the trade patio. Also accessed via the main bar is an enclosed staircase which leads down to the BASEMENT CELLAR which comprises two rooms, one of which includes an external barrel drop. The LOUNGE (previously known as 'The Keep') has seating for 30, a brick fireplace with inset log burner and a vaulted ceiling with feature chandelier and exposed beams.





Owners' Accommodation

TWO DOUBLE BEDROOMS, both with EN SUITE BATHROOMS. LOUNGE. KITCHEN. BATHROOM. *Note: one of the bedrooms has a dressing room which could be utilised as an additional bedroom.*

External

Enclosed side TRADE PATIO with seating for 20 and stairs leading down to Wear Chare road.

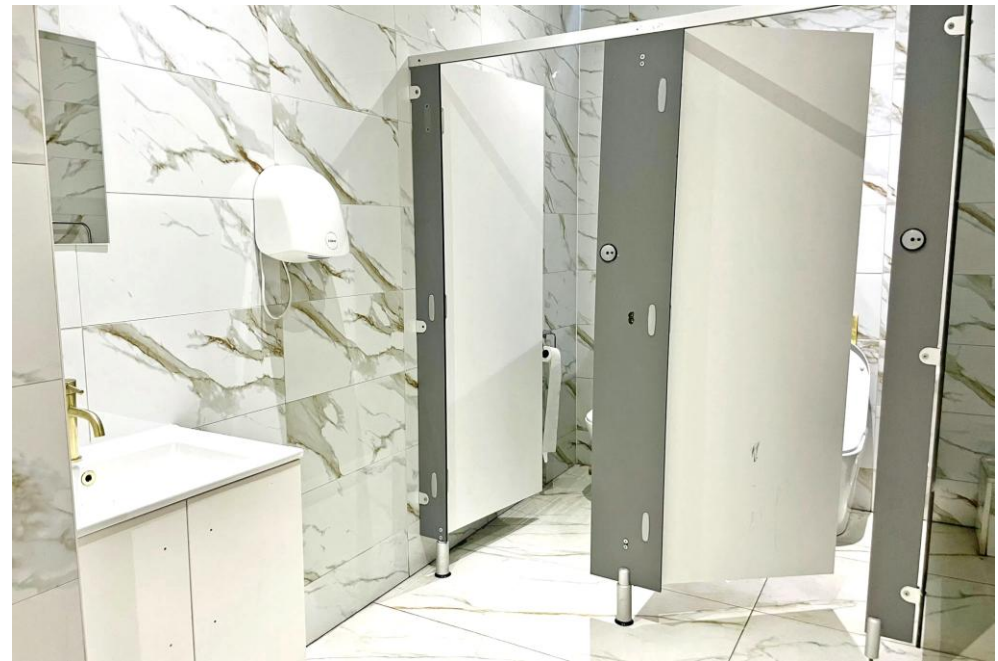
The Business

Our clients purchased The Sportsmans Inn in 2001 and have leased the property for the duration of their ownership. The most recent tenants (who paid rent of £30,000 per annum) left in early 2026. Prior to the tenants' departure, the first floor had undergone refurbishment in order to convert the space into Airbnb style accommodation. These works have been partially completed and, as such, our clients are willing to finish these improvements at an incoming tenant's request. Alternatively, the property is available for freehold purchase.

The Sportsmans Inn (previously known as 'The Merry Monk') is renowned for being Bishop Auckland's 'go to' late night venue and has operated on a 100% wet-led basis. Nonetheless, an incoming tenant may wish to use the catering kitchen within the ground floor staff room to offer a basic food menu.

Our clients have not operated the business themselves, therefore no trade is sold or warranted. Historic trade accounts are not available. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.





Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Wednesday: 09:00 – 01:00

Thursday: 09:00 – 02:00

Friday and Saturday: 09:00 – 03:00

Sunday: 12:00 – 2:00

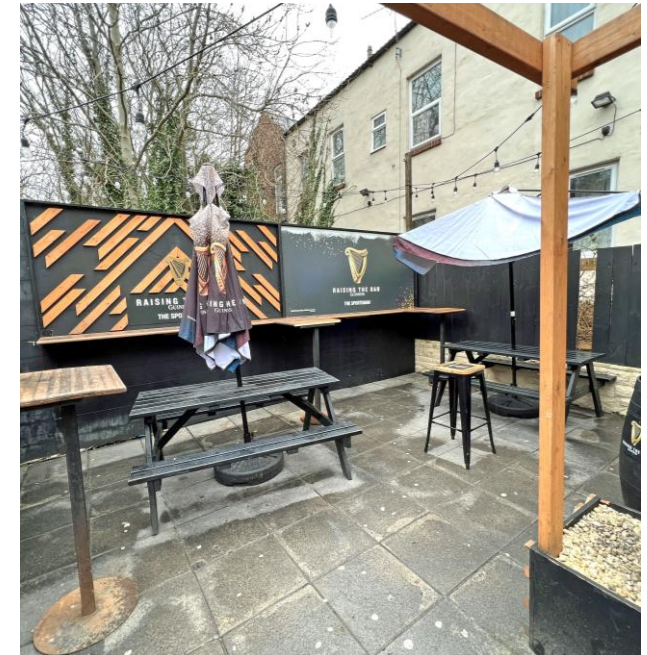
Services

All mains services are connected. The property benefits from both fire and intruder alarms as well as an eight camera CCTV security system.

Rateable Value: £10,750 as of 1 April 2026.

Local Authority: Durham County Council.

0-25	A	
26-50	B	
51-75	C	71 C
76-100	D	
101-125	E	
126-150	F	
Over 150	G	



Tenure & Price

FREEHOLD £295,000 to include fixtures and fittings.

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

Alternatively, the Landlord would consider the grant of a new lease on the following terms:

LEASEHOLD	£10,000 to include fixtures and fittings.
TERM	Seven – fifteen years (negotiable term).
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 plus personal guarantors if the lease is taken as a Limited Company.
RENT	£25,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to Open Market Rent Reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
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 not be payable on the Premium and rental payments.



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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.