



Square and Compass

7 The Green, West Cornforth, Co Durham, DL17 9JQ

Tenure: Freehold
Leasehold

Price: £359,000
Offers Invited

Ref: 94464

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Beautiful Durham village location
- Idyllic setting in conservation area
- Main bar (40) and games room (20)
- Refurbished owners' accommodation
- Beer garden (30) and car parking (5)
- Freehold and leasehold options available

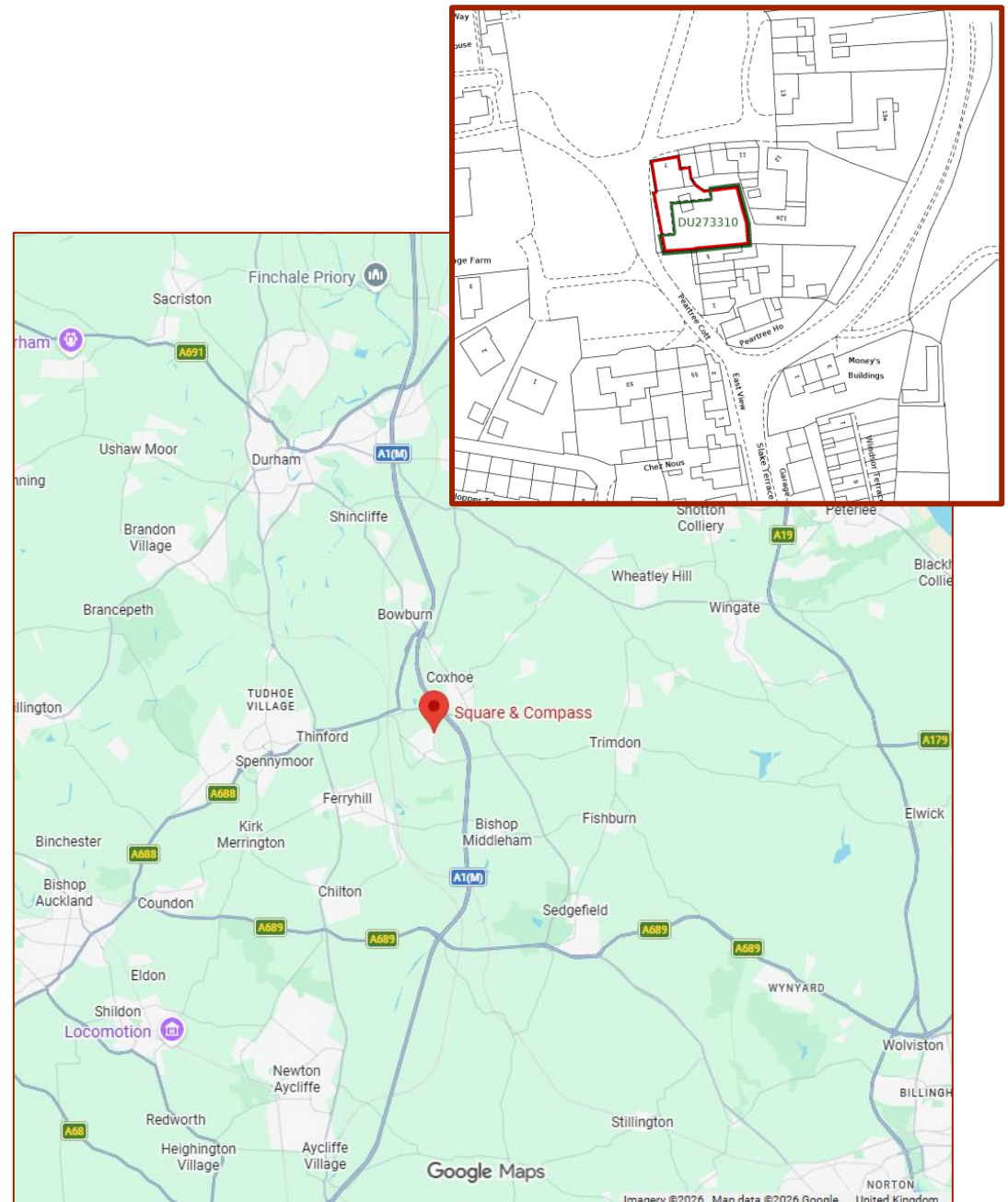
Location

West Cornforth is a village in County Durham, near Coxhoe, Ferryhill and Spennymoor and minutes from the A1 motorway. The village lies at the centre of a network of major towns which includes Durham, Bishop Auckland, Darlington and Hartlepool. West Cornforth is surrounded by stunning countryside, woodlands and nature reserves and is within easy reach of coastal attractions. Additionally, the North York Moors and the Yorkshire Dales national parks and the North Pennines National Landscape are within driving distance. The area has excellent road links and public transport systems.

The Property

The property is an end of terrace public house of brick construction, dating back to the early 1800s, and sits in a conservation area. This two-storey property has been subject to much investment that has included a new slate roof and refurbishment of the owners' accommodation.

The property briefly comprises:



Trade Areas

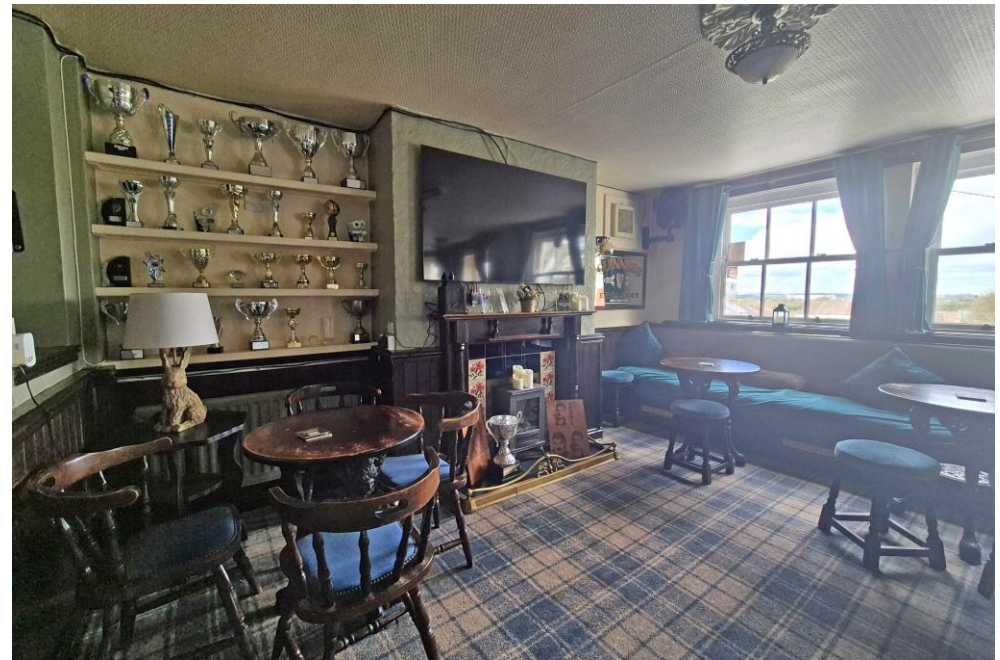
MAIN BAR with loose and perimeter seating for 40, carpet and wood flooring, a central, wood constructed bar servery with well equipped back bar, a feature fireplace, TVs, a raised stage area and a darts throw.

GAMES ROOM with seating for 20, wood flooring, a pool table and a serving hatch.

The trade space is warm and welcoming and has been sympathetically decorated and furnished to complement the building's age.

Cellar to basement.

Well presented LADIES' and GENTLEMEN'S TOILETS adjacent to the main bar area.



Owners' Accommodation

Newly refurbished apartment which offer spacious accommodation, comprising a generous sized lounge, four large bedrooms, kitchen, shower room and family bathroom. The apartment has been well invested in: it has been fully rewired, has a new boiler system and meets all fire/safety regulations.

External

To the rear of the building is a well-appointed trade patio with picnic style seating for 30. There are also five parking spaces. The front of the property has views over the village green.





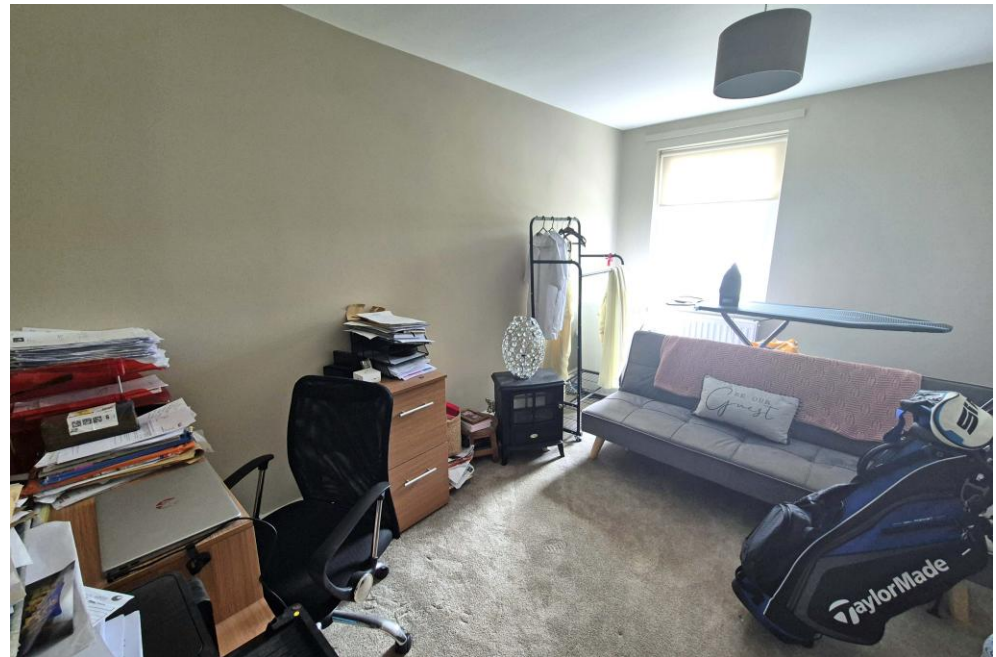
The Business

The Square and Compass is a wet-led village pub which has been operated by our client for three years. During this period, they have overseen much renovation to create a welcoming public house which has stylish and modern owners' accommodation. The business is the heart of the community and supports a pool team. It also hosts bingo evenings, quiz nights, live music gigs and televised sporting events.

The pub is operated as a lifestyle business and there is potential for increased sales through more extensive marketing and longer trading hours. In addition, if it is not required by the new owner/leaseholder, some or all of the first floor accommodation could be offered on the short-term holiday market (STPP).

We are advised net sales are in the region of £177,000 per annum. Full trading information can be made available upon request.





Licences

A Premises Licence is held.

Current opening hours:

Monday & Wednesday: Closed

Tuesday and Thursday: 17:00 – 23:00

Friday: 15:00 – 23:00

Saturday: 12:00 – 00:00

Sunday: 11:00 – 21:00

Services

All mains services are connected.

Rateable Value: £10,750 from 1st April 2026.

Local Authority: Durham County Council.





Tenure & Price

FREEHOLD £359,000 to include goodwill, fixtures and fittings. 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.

OR, ALTERNATIVELY

LEASEHOLD	Offers Invited to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Five or seven years.
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	Offers Invited.
RENT REVIEW	Subject to 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.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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