



Coach & Horses

West Road, Stanley, County Durham DH9 8HU

Freehold £195,000

Ref: 91588

- Substantial property
- Bar, function room, possible kitchen
- Spacious 3 bedroom flat
- Low-key turnover, good potential
- Wet only with scope for food & functions

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Annfield Plain is a village in the northern part of County Durham. It is situated between the towns of Stanley (2.5 miles to the north east) and Consett (5 miles to the west). with Newcastle 12 miles away and Sunderland & Durham City being of a similar distance.

A substantial detached property, partially rendered and colour-washed, traditionally constructed over two floors under pitched roof with a single-storey extension to the front under mineral felt flat roof which acts as a patio from the flat.

Our vendor has been in occupation for just over 2 years and has decided to take step back from the business, hence the reason for this sale. This is an ideal opportunity for a couple with enthusiasm wishing to expand the functions/events side of the business or introduce a food offering as there is opportunity to refurbish the kitchen

TRADE AREAS

GROUND FLOOR:

Entrance vestibule off the front gives access to the GENTLEMAN'S TOILET. PUBLIC BAR with the bar servery, which can accommodate around 50 people. A door leads into the former CATERING KITCHEN, currently unfurnished but could easily be made operational. A doorway off this room leads to the upper floor and also to the cellarage.

A passageway off the bar gives access to the LADIES TOILET leading to a FUNCTION ROOM to the rear which can accommodate around 100 people, it has its own BAR SERVERY that backs onto the public bar servery for ease of management.

CELLAR: A traditional BASEMENT CELLAR comprising; outer room and the main beer cellar which has the usual dispense equipment and a single overhead chiller. The stairway leading down to the cellar can allow beer deliveries down a ramp via a side alley.

OWNERS ACCOMMODATION

FIRST FLOOR:

The OWNER'S ACCOMMODATION briefly comprises; 2 DOUBLE BEDROOMS and a SINGLE BEDROOM (used as a dressing room), KITCHEN, BATHROOM, LOUNGE and DINING ROOM. Doors lead out from the lounge onto the first floor PATIO AREA. The flat is in good decorative order throughout.

EXTERNAL

CAR PARK at the front for 5-6 vehicles. At the rear of the property, is a small tract of land, which is partly-paved.

THE BUSINESS

Our client took over prior to the national lockdown, income has been consistently around the £1,100pw on a 27hr week. There is huge scope to increase trade at these premises and utilise the function room further, with scope to refurbish the kitchen to catering standards in order to provide a food offering. Whilst these figures have been provided to us by our clients for the relevant periods provided, prospective purchasers are advised that they must verify the figures for themselves. The business is not registered for VAT.

The vast majority of the customers are mature and from the local area, however, the function room is used by all ages and a local darts team have just taken up residence and hope to hold future competitions.

LICENCING HOURS:

Monday to Thursday:	1100 – 2400
Friday:	1100 – 0100
Saturday:	1100 – 0100
Sunday:	1100 – 2400



TENURE & PRICE

FREEHOLD £195,000 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.

Rateable Value: £3,950

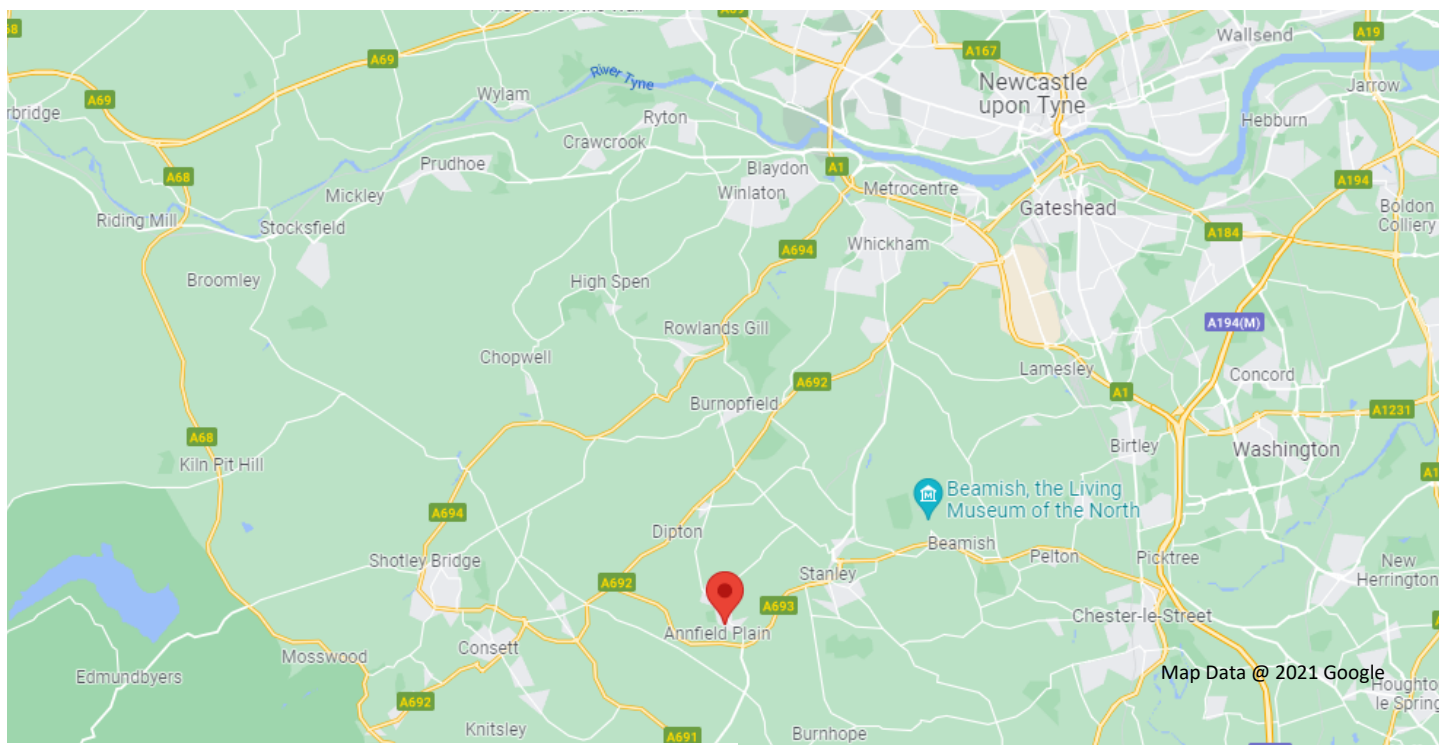
Local Authority: Durham County Council
County Hall, Durham, County Durham

DH1 5UQ

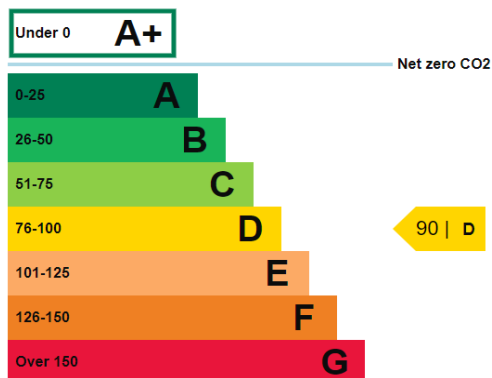
TEL: 0300 026 4000

SERVICES

All mains services are provided. A gas fired boiler serves the pub with a combi boiler serving the flat. An ADT alarm is fitted. Services have not been tested or verified by us. Prospective purchasers must satisfy themselves by personal enquiry or otherwise of the existence, capacity and suitability of the various supplies and services.



This property's current energy rating is D.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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EPC Reference: 9912-3061-0041-0000-3921

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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