



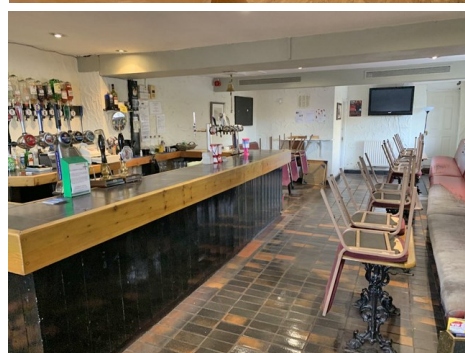
Bay Horse Inn
8 Brandon Village
Durham
DH7 8ST

Idyllic Village Setting
10 Letting Bungalow Rooms
Restaurant/Dining Room
Spacious Owner Accommodation

Leasehold £10,000

LOCATION

The Bay Horse occupies a prominent position in this highly regarded village. Brandon is a village in County Durham, England. It is situated a short distance to the southwest of Durham. Brandon was originally one of the seven townships within the ancient parish of Brancepeth. It grew from a sparsely populated agricultural area into a populous mining district after the establishment of collieries and later coke and fireclay works. Until the 19th century Brandon village, formerly known as East Brandon, was one of the larger settlements in Brancepeth Parish.



TRADE AREAS

There is a front entrance into the BAR AREA which runs along the right of the building. There is an open brick fireplace and traditional open beams to add to the ambience. The main servery is located in the middle of the main bar and reaches through into a SECOND BAR AREA. In this bar, there is seating for (36) comfortably with a more traditional feel than the bar on the left side of the premises.

The bar running along the left side of the Bay Horse has a more contemporary feel with seating for (30). The walls are half open brick and wood panelled effect.

There is a RESTAURANT/DINING ROOM for (40) which is perfect for functions, business meetings or restaurant.

There is a fully equipped CATERING KITCHEN at the rear which is more than adequate with separate preparation room and wash area.

There is also an entrance at the rear to allow access from the car park with LADIES and GENTLEMEN'S TOILETS, also positioned at the rear of the building.

LETTING ACCOMMODATION

There is a separate building to the rear of the premises. This is made up of 10 letting room en-suite bungalows. The letting rooms are not included in the rent at £20,000 but upon speaking with the owner they are willing to include them with a total rent of £45,000.

OWNERS ACCOMMODATION

The first floor has THREE BEDROOMS, a LOUNGE and BATHROOM which would be the owners accommodation.

EXTERNAL

There is a large CAR PARK for at least 25 cars at the rear.

THE BUSINESS

The business has been operated by third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

Opening Times : Mon-Sat – 11am - 11pm Sunday – 12pm - 10.30pm

Food Times: Monday – Saturday 12pm - 2.30pm, 5pm -9pm Sunday 12pm – 4pm.

LICENCE

A Premises Licence is held.

SERVICES

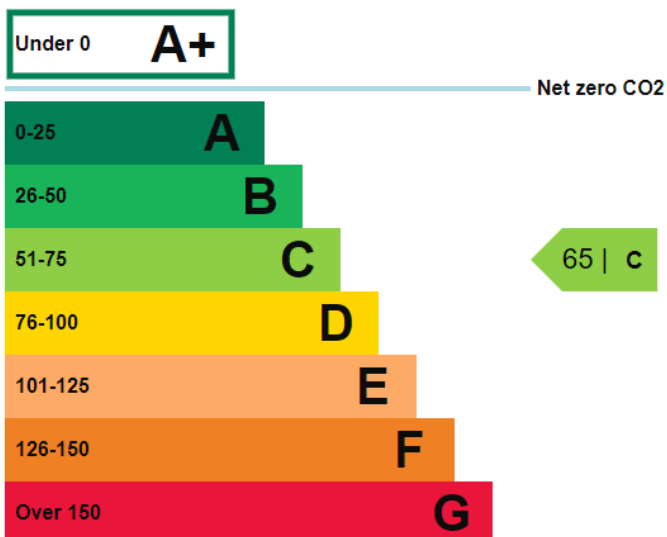
All mains services are connected.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only



TENURE & PRICE

PREMIUM	£10,000 to include the trade inventory of furniture, fixtures, fittings and effects for Pub Only OR OFFERS INVITED for the trade inventory of furniture, fixtures, fittings and effects for Pub and Letting Rooms.
TERM	Seven Years.
RENT	£20,000 per annum Pub Only OR £45,000 per annum with letting rooms included.
RENTAL PAYMENT TERMS	The rent to be paid monthly in advance and reviewed every third year of the term.
DEPOSIT	A deposit of £5,000 is to be paid to the freeholder.
TIE	The rental agreement is free of any trade tie.
REPAIRS	This is a full repairing and insuring lease.
LANDLORD & TENANT ACT	This agreement is under the protection of Part II of the 1954 Landlord & Tenant Act.
ASSIGNMENT	The agreement is fully assignable.



EPC ref: 1634-8927-8782-9657-9447

BUSINESS MORTGAGES – 01834 849795

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