



The Queens Head

52 High Street, Willington, Crook, Durham DL15 0PF

Freehold £225,000

- Village public house
- Terraced, 19th century building
- Open plan trade area (100)
- Four bedroom private accommodation
- Beer garden
- Highly profitable business

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SP Sidney
Phillips



LOCATION

A rare opportunity to acquire this busy and highly profitable village pub in Willington, Crook, near Durham. Situated 5 miles north of Bishop Auckland, in an area known as the gateway to the Weardale, The Queens Head is at the centre of this thriving village. Crook is easily accessed via the A68 and A689.

Willington is surrounded by natural beauty and famous cities, including Durham and Newcastle. The town has nearby attractions, famous country walks and a variety of holiday accommodation. This pub is the choice establishment for locals and enjoys excellent community support.

The property is a terraced public house, dating back to the late 1800s. This two-storey property has been tastefully renovated in a style that is sympathetic to the age of the building. It is of brick construction under a pitched slate roof.

The property briefly comprises:

TRADE AREAS

Entrance from the front into a large BAR AREA, having been lovingly renovated and retaining plenty of charm and character. With laminate and carpeted floors, wood panelling, CENTRAL BAR SERVERY and bench seating. Capacity of 100.

Recessed GAMES AREA. The pub has a darts team which keeps the pub busy all week long.

LADIES' and GENTLEMEN'S TOILETS adjacent to main bar area, presented in excellent condition.

The CELLAR is located in the basement and accessed via a drop hatch to the front of the property.

OWNERS ACCOMMODATION

Located at first floor and comprising:

Three BEDROOMS, RECEPTION ROOM, DINING ROOM/ BEDROOM, KITCHEN, BATHROOM and OFFICE.

EXTERNAL

To the front of the property is a reasonable sized BEER GARDEN with bench seating which is extremely popular in warmer months.

THE BUSINESS

Our client seeks to sell due to retirement.

The business generates a net turnover in the region of £254,000 per annum with an excellent net profit. Currently, trade is 100% wet sales. Further accounting details are available to all interested parties after a formal viewing.

LICENCE

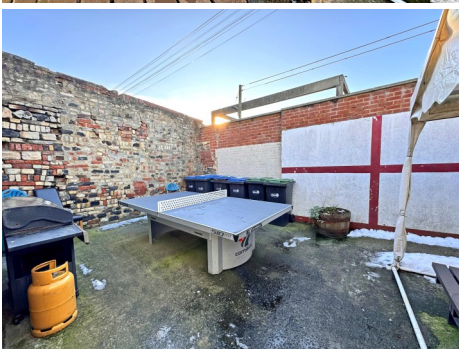
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Durham County Council

Rateable value as at 01 April 2023: £8,700

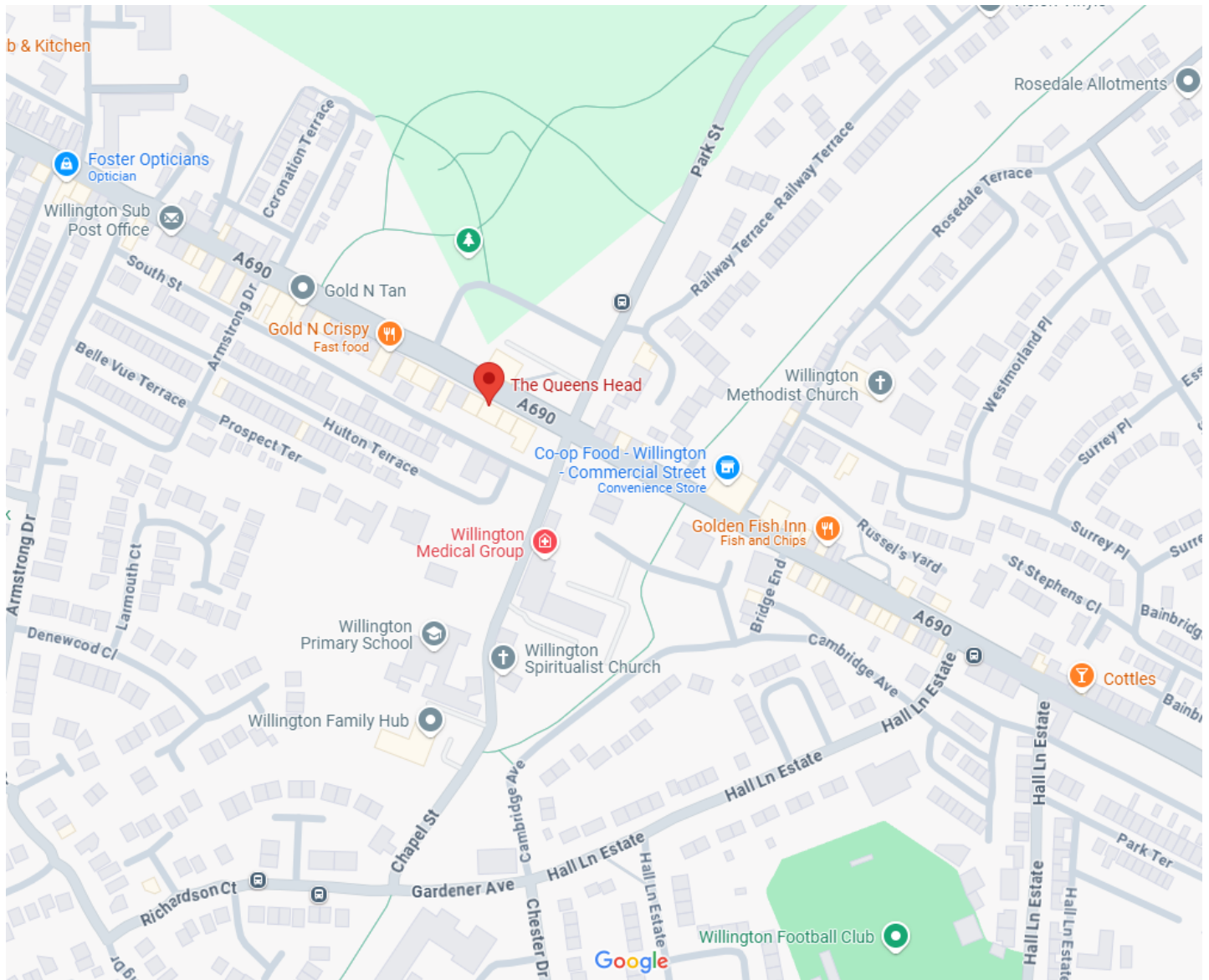


TENURE & PRICE

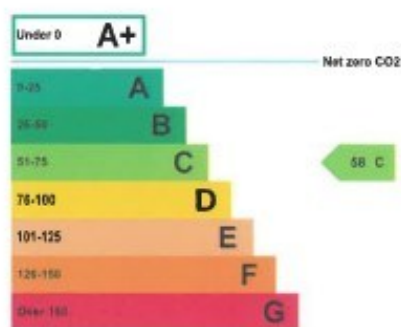
FREEHOLD £225,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



This property's energy rating is C.



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.

EPC Reference: N/A

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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