



The Old Courthouse

- Vacant Possession Turn Key Site
- Town Centre Location with Good Footfall
- Recently Refurbished & Immaculately Presented
- Great Potential | 100+ Covers
- Fully Licensed
- EPC Rating C

Victoria Road, Consett, DH8 5AX

Freehold: Offers Over - £250,000

Ref: 6450528

LOCATION

The Old Courthouse occupies a prominent position on the corner of Victoria Road and John Street in Consett town centre. It is situated within walking distance of the Victoria Centre and close to many retail businesses, local amenities and transport links including the town centre bus station.

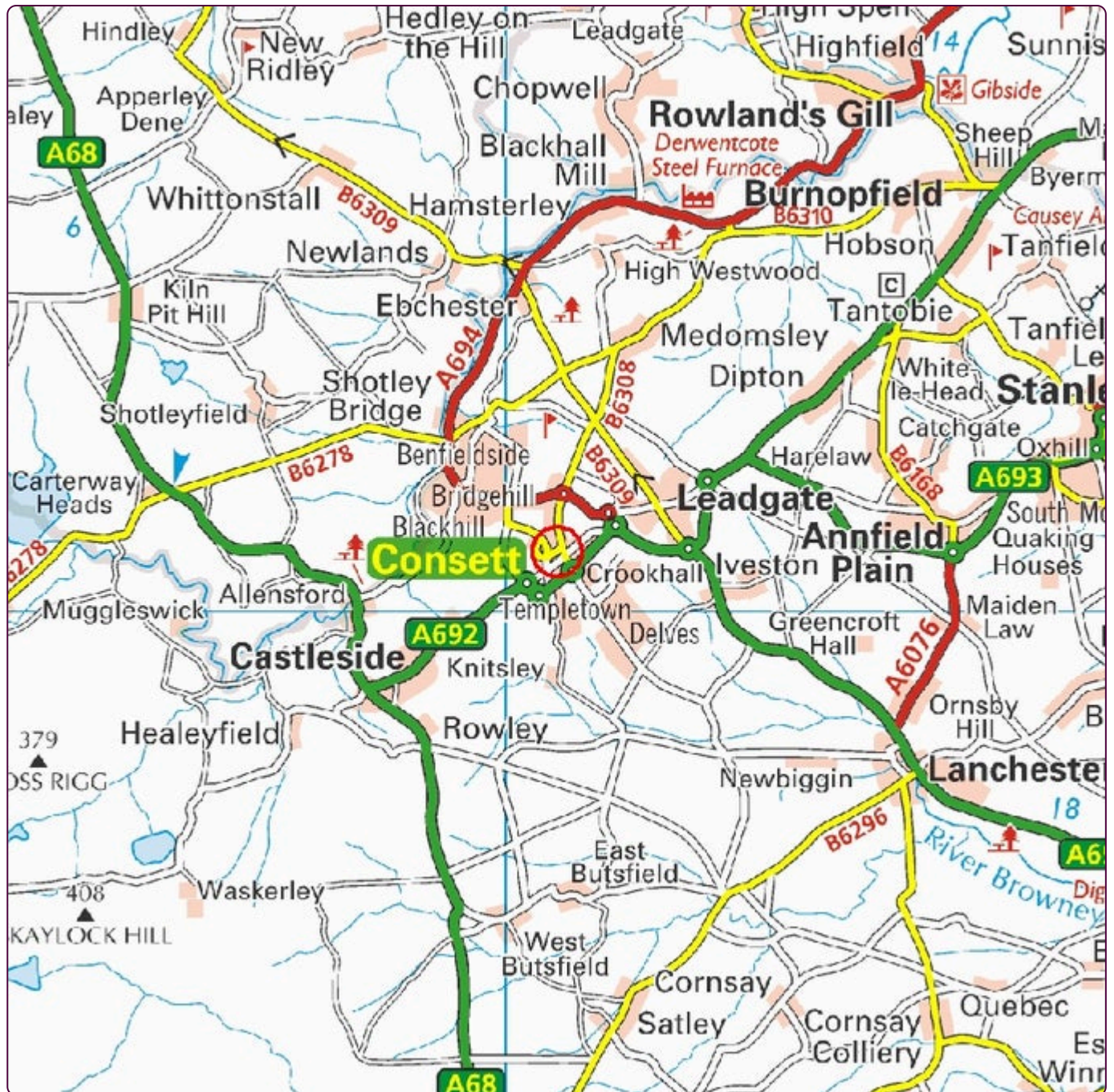
Consett is a town in County Durham around 14 miles south-west of Newcastle upon Tyne.

THE OPPORTUNITY

Although this popular business is now closed, it benefited from loyal and repeat custom having a very strong reputation in the local and wider area for its quality food and drink offering.

This opportunity would suit a first time entrant or an existing operator looking to add to their portfolio.

Viewing is highly recommended.





DESCRIPTION

The Old Courthouse is a large three storey detached brick building. Tastefully refurbished throughout, recently to a very high standard, having spacious trading areas as well as large living accommodation on the upper two floors. The property requires very little, if any, capital expenditure.

Based in the town centre, the bar and kitchen is frequented by locals due to its food and beverage offering.

The business is now closed.

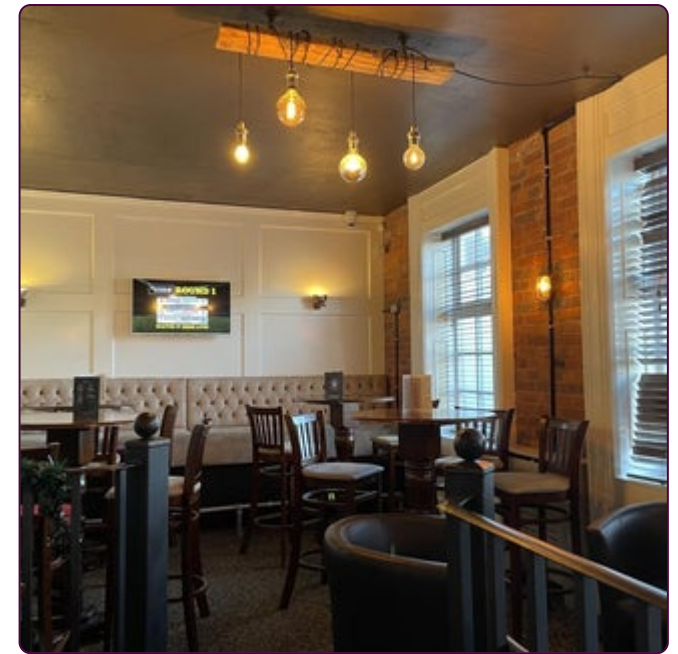
INTERNAL DETAILS

Main entrance through the front doors leads to a large bar with lounge areas to the left and seating/standing for c.40 covers.

The large restaurant area is to the rear through the main bar. Tastefully decorated with features such as wooden floors, exposed beams, glass/sky light ceiling, period brickwork and large brick pizza oven. Separate small bar and seating for c.75 covers.

Ancillary Areas

Good sized commercial kitchen, prep and wash up areas.





FIXTURES & FITTINGS

Available by negotiation and subject to an inventory.

OWNER'S ACCOMMODATION

Spread over two levels comprising a living room, dining room, office, kitchen and bathroom.

A one bedroom is on the second floor with a kitchen, and two bedrooms and bathroom on the top floor.

REGULATORY

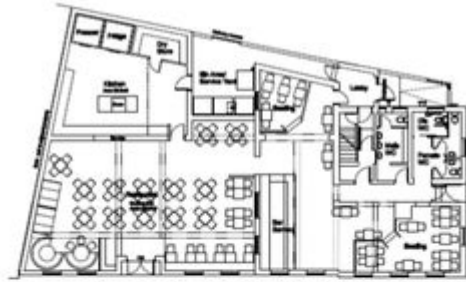
Premises Licence - 7.00am to 2.00am.

BUSINESS RATES

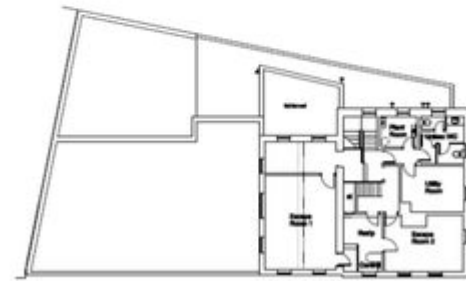
The Rateable Value from 1 April 2023 is £5,200.

Confirmation of actual rates payable can be obtained from the local Authority.

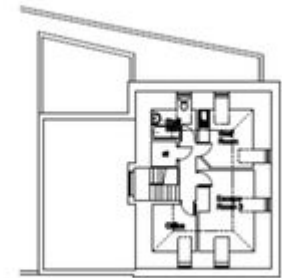




Ground Floor Plan



First Floor Plan



Second Floor Plan

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARSLIE MCGREGOR

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CONDITIONS OF SALE

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