



THE VILLAGE INN

Richardson Place, Kirk Merrington, nr Spennymoor, DL16 7JQ

FREEHOLD: £325,000 | REF: 6450565

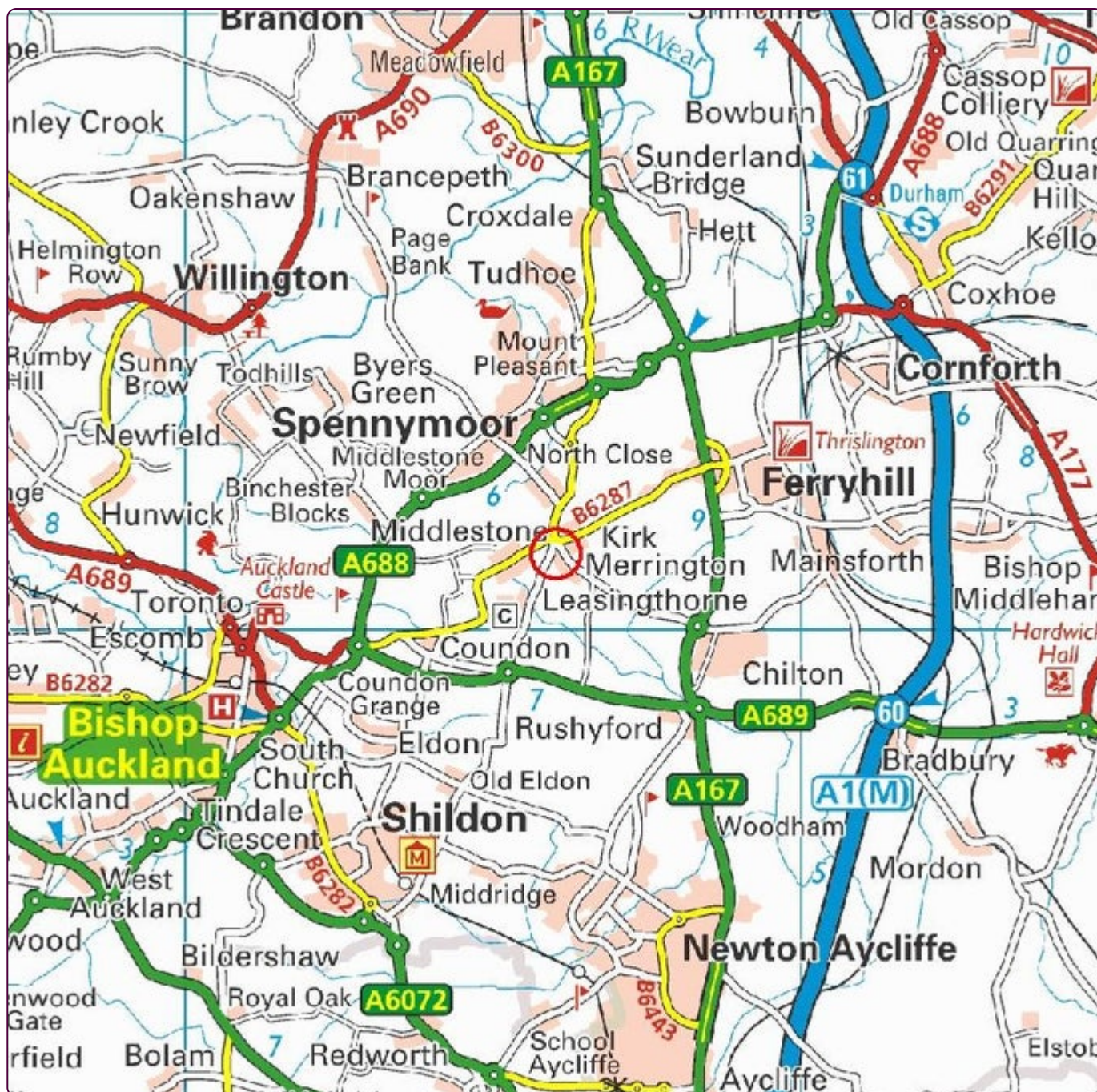
KEY HIGHLIGHTS

- Well established business
- Popular with local community
- 2 bedroom owner's flat
- 80+ Covers
- Large car park
- Energy Rating C

LOCATION

The Village Inn stands in the centre of the charming County Durham village, Kirk Merrington, which lies approximately six miles to the south of Durham city and close to the towns of Spennymoor, Ferryhill, Bishop Auckland and Newton Aycliffe.

Eight miles north of Darlington, Kirk Merrington is close to the A1(M) and A167, offering convenient travel links across the North East.





DESCRIPTION

The Village Inn is an attractive, two-storey stone-built public house set beneath a traditional pitched slate roof, with single-storey extensions to the side and rear.

This well-maintained and characterful property sits proudly in the heart of Kirk Merrington, a sought-after village known for its elevated views and community charm.

Over the years, The Village Inn has established a strong and loyal customer base, benefiting from both local trade and visitors drawn to the area's natural beauty and historical interest.



THE OPPORTUNITY

The Village Inn is popular and well respected in the village and surrounding areas.

With its combination of traditional architecture, modern hospitality, and a prime village location, The Village Inn presents an excellent opportunity for continued success in the vibrant County Durham hospitality scene.

Our client has owned the Village Inn for a number of years and is now looking to retire.

INTERNAL DETAILS

Bar Area: Seating for approximately 30 guests, complete with a pool table area and a central bar servery - perfect for casual drinks and social gatherings.

Lounge: A cosy space with seating for 15, featuring exposed stone walls, a TV screen, and its own bar access - ideal for relaxed evenings or small groups.

Restaurant: Spacious and inviting, the restaurant accommodates up to 80 covers and is furnished with a quality selection of tables and chairs, making it suitable for everything from family meals to private functions.

Ancillary Areas: The property includes a fully equipped commercial kitchen, a preparation room behind the main bar, cellar and well-maintained customer toilets, including a disabled-access facility.

OWNER'S ACCOMMODATION

A well presented spacious two bedroom flat with a lounge, kitchen and bathroom.

EXTERNAL DETAILS

The Village Inn benefits from an outdoor seating area or beer garden as well as a large car park with 21 car parking spaces.





TRADING INFORMATION

Profit and loss accounts for the year ending 5 April 2024 show sales figures of c.£300,000, a gross profit of £150,000.

Accounts are available on request.

TRADING HOURS

Monday to Sunday: 12:00pm – 9:00pm

BUSINESS RATES

The Rateable Value is £7,700 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence





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Cellar



1st Floor

DEBT & INSURANCE ADVISORY

FINANCE

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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:



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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

