



The Three Tuns

Ref: 6450515

99 Collingwood Street, Coundon, Bishop Auckland,
DL14 8LL

Freehold: £125,000

Free of Tie

Prominent corner position on large plot

Managers accommodation

External trading area

Great Potential

Energy Rating C



The Three Tuns is a two storey brick building. Traditionally decorated throughout and with its prominent village position, the pub attracts customers primarily from the local area.

Located on the corner of two main thoroughfares through the village, the property sits on a large site.



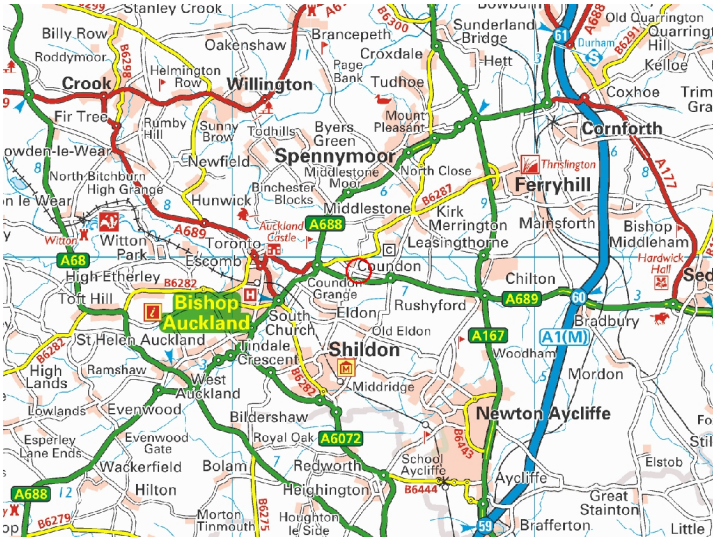
Location

The Three Tuns is located on the corner of Collingwood Street and Victoria Lane, in the village of Coundon, County Durham. Approximately 1.45 miles outside of Bishop Auckland and 10 miles from Durham.

The Opportunity

The Three Tuns presents an excellent opportunity for an owner operator to operate along the same lines as the current owner. Alternatively, an experienced operator perhaps with multiple sites, could expand the current offer and look to run as a managed house.

An investor may look to purchase the premises and let it to an operator.



Internal Details

The property briefly comprises of a main entrance leading into the separate bar and lounge areas with seating for approximately 50 ferries in total.

To the left (with it's own side entrance) is a bar/lounge area with open fire place and seating for approximately 20 covers and, to the right, is a larger bar area with pool/snooker table, dance floor/band area and seating for approximately 30 covers.

The large bar serves both areas.

To the left of the side entrance is a small snug/lounge area with comfy couches.

Access to a large private beer garden is at the rear of the building.

Ancillary areas

Cellar, kitchen, laundry, customer toilets and storage facilities.



Fixtures & Fittings

The Three Tuns is offered for sale as a fully fitted pub.

Fixtures and fittings are included in the sale (excluding those personal to the Seller) subject to an inventory.

Owner's Accommodation

Private accommodation consists of three good sized bedrooms, lounge dining room and bathroom all with gas central heating.

External Details

To the rear is a large walled and private beer garden with external storage and serving area, with parking for approximately six cars, as well as street parking, to the front.



Trading Hours

Monday, Wednesday and Friday
16:00 - 23:00

Saturday
14:00 - 23:00

Sunday
12:00 - 23:00

Regulatory

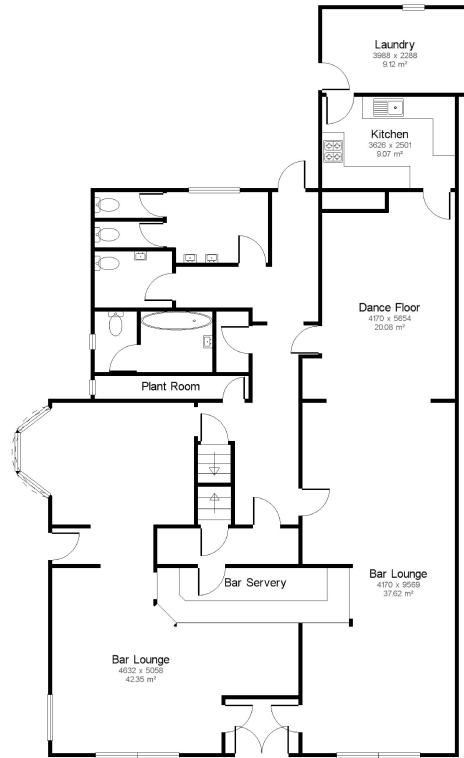
Premises License

Tenure

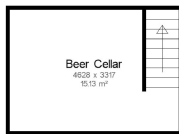
The property is being offered for sale on a vacant possession basis.



Gross internal area: 189.30 m² (2037.6 ft²)



Gross internal area: 15.35 m² (165.3 ft²)



Basement

Ground Floor

Gross internal area: 112.50 m² (12110 ft²)



1st Floor

Customer Due Diligence Checks

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.

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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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189