



The Derwent Arms

Ref: 6450531

Edmundbyers, Consett, DH8 9NL

Freehold: Offers Over - £395,000

Restaurant and Bar - over 75 covers

6 Ensuite bedrooms and guest apartment

Turnover to Dec 2023 £470k net of VAT

Award Winning

Recently refurbished to a high standard

Parking for c.20 cars - Energy Rating C



The Derwent Arms is a substantial detached property traditionally constructed in stone and brick under pitched slate covered roofing. A well renowned and award winning country pub, restaurant and hotel, The Derwent Arms has recently been refurbished throughout to a high standard and is popular with both locals and tourists to the area.

The property offers luxury accommodation comprising of six letting bedrooms, all ensuite, as well as a self catering apartment, a well appointed restaurant, a lounge bar and a large beer garden. Traditional menus focus on seasonal and local produce, and plenty local ales are available. With a roaring log fire in the winter and ample outdoor space in the summer, The Derwent Arms has several areas which can be hired out for private weddings and events all year round.

For further information on The Derwent Arms offering, please see the business' dedicated website: <https://derwent-arms.co.uk/>

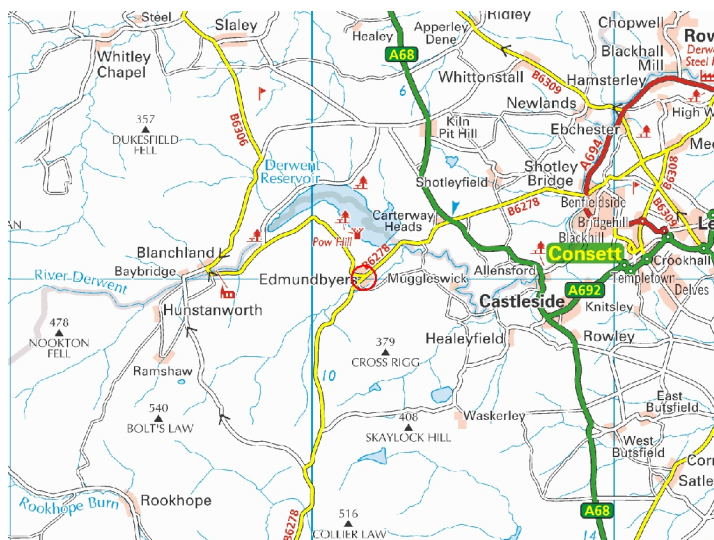


Location

The Derwent Arms in Edmundbyers lies amongst stunning countryside, bordering both County Durham and Northumberland.

Only 26km from Beamish Museum, Edmundbyers, is a small historic village located towards the north-east corner of the North Pennines Area of Outstanding Natural Beauty, and is 21 miles north west of Durham City and six miles west of Consett.

A few miles to the west of Consett, and a stone's throw from Derwent Reservoir, Derwent Waterpark, and along the coast to coast cycle route, The Derwent Arms is surrounded by endless breath-taking views and perfectly situated to explore everything that these two beautiful counties have to offer.



The Opportunity

The Derwent Arms presents a fantastic opportunity for an owner operator to replicate the way in which the business is currently operated. Equally, it could prove a solid acquisition for an expanding regional operator looking to grow their portfolio.

Benefitting from a number of income streams and with trade from both locals and tourists, the business is already well established with excellent reviews and good reputation.

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

Internal Details

The ground floor level comprises of an inviting entrance hall leading to three areas: a large open plan lounge bar and dining area with seating for c.46 people plus standing, a welcoming restaurant with feature fireplace for c.26 guests and the letting accommodation.



Ancillary Areas

Well-equipped commercial grade kitchen, prep room, cellar, cold room, storage and office as well as customer WCs.



Letting Accommodation

Guest accommodation comprises of six bedrooms (twins, double and single) all available with their own ensuite, as well as a separate apartment available for families or groups of up to six people.

The self catering apartment, located above the pub, comes complete with fully fitted kitchen, large living space with flat screen TV, Wifi, dining table, chairs and sofas. There are two double or twin occupancy bedrooms with one bathroom complete with corner bath, large walk-in shower, toilet and sink with complimentary fresh towels. The views from the apartment look out over the village and the fields beyond.





Trading Hours

Monday & Tuesday
Closed

Wednesday
12.00 noon to 10.00pm

Thursday – Sunday
8.30am to 10.00pm

Staff

The business is currently operated under management.



External Details

Externally the property has a large beer garden with seating for c.60 covers and parking for 20 cars.

Trading Information

We have been advised that turnover for 12 months ending 31 December 2023 is £469,920.56.

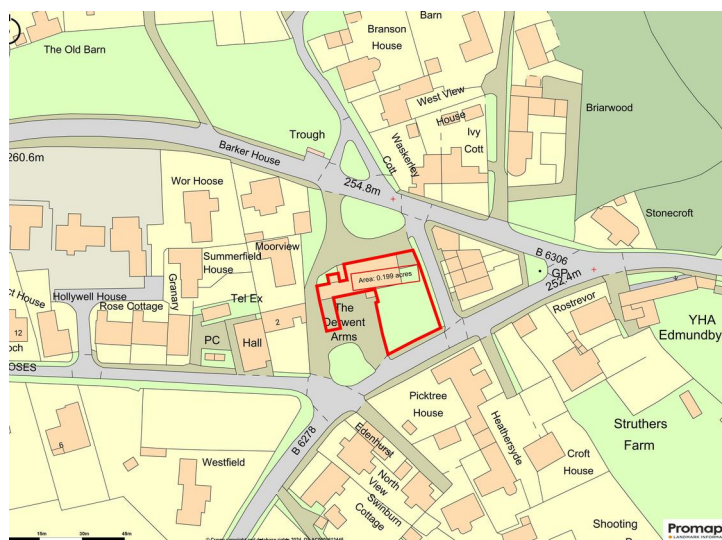
Trading Profit & Loss Accounts will be provided to seriously interested parties on request.

The Rateable Value is £16,300 as of 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

Premises Licence



Ground 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:

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