



THE KNACK SPORTS BAR & LOUNGE

Eastlea Road, Seaham, SR7 8ED

FREEHOLD: OFFERS OVER - £250,000 | REF: 6450490

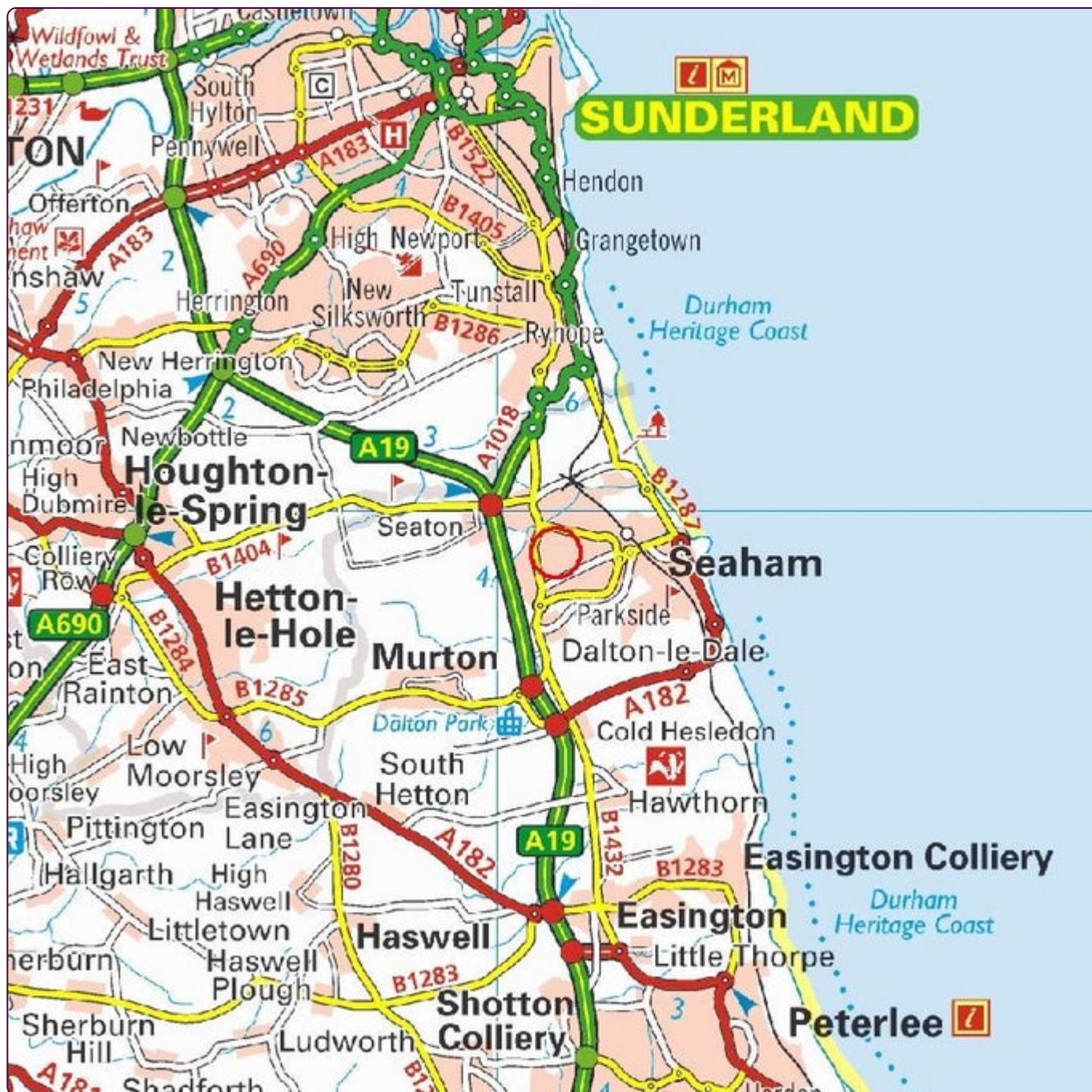
KEY HIGHLIGHTS

- Long Established & Popular Venue
- Large Function Rooms
- 3 Bedroom Manager's Accommodation
- Impressive size approx 1,300m² / 13,993 ft²
- Currently Tenanted - Annual Rent £41,600
- Energy Rating B

LOCATION

Located in the popular residential area of Eastlea, Seaham, in County Durham, close to the town centre and coast the site is a convenient and desirable location for families and commuters alike.

Seaham is an attractive coastal town in County Durham, located just six miles south of Sunderland. The town benefits from excellent transport links, with the A19 to the west providing easy access to North Tyneside to the north and Teesside to the south.



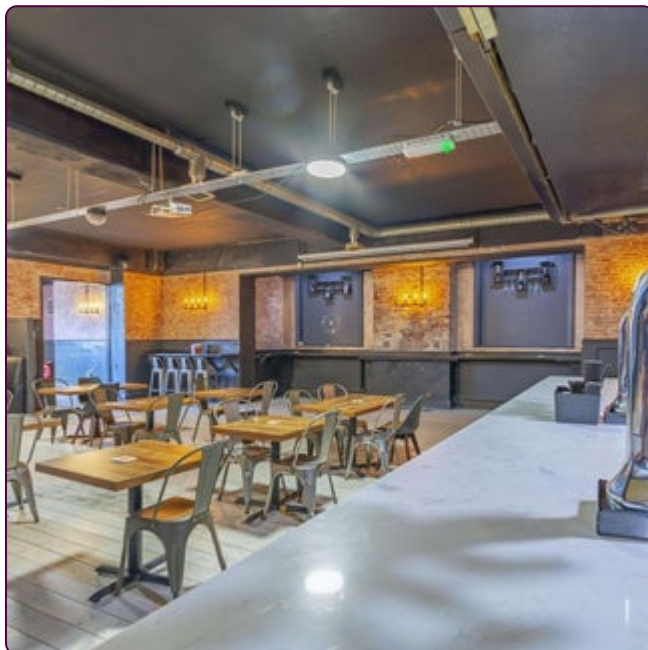


DESCRIPTION

This large and impressive two storey brick built property, constructed in 1910, originally operated as a working men's club and adopted the name 'The Knack' after the nearby coal mine.

The building is spread across two levels on ground and first floor, as well as the basement, offering a versatile layout suitable for a variety of uses.

Having been recently refurbished throughout, this impressive two floor property is approximately 1,300m² (13,993 ft²), and extremely well presented.



THE OPPORTUNITY

The Knack is an extremely popular sports and social club in a densely populated residential area of County Durham.

Refurbished throughout to a high standard and frequented by locals as well as many clubs and teams, this is a rare opportunity to acquire a prime piece of real estate.

The sale includes all fixtures and fittings.

INTERNAL DETAILS

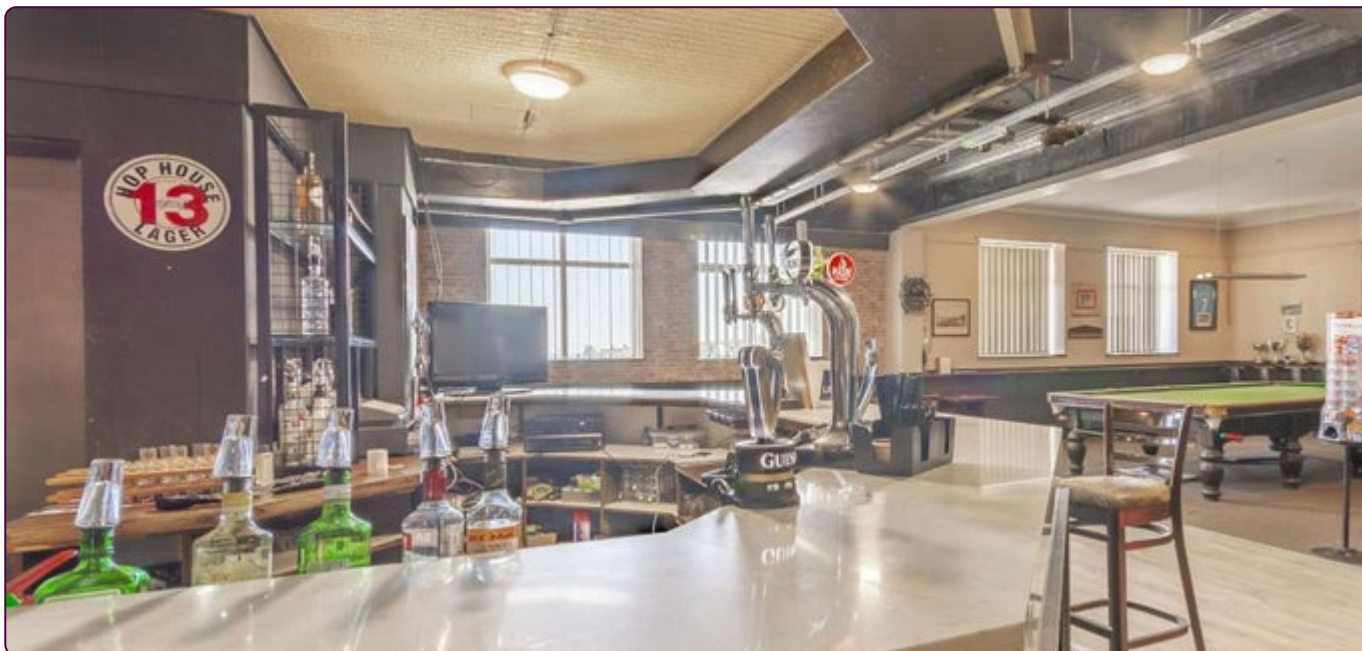
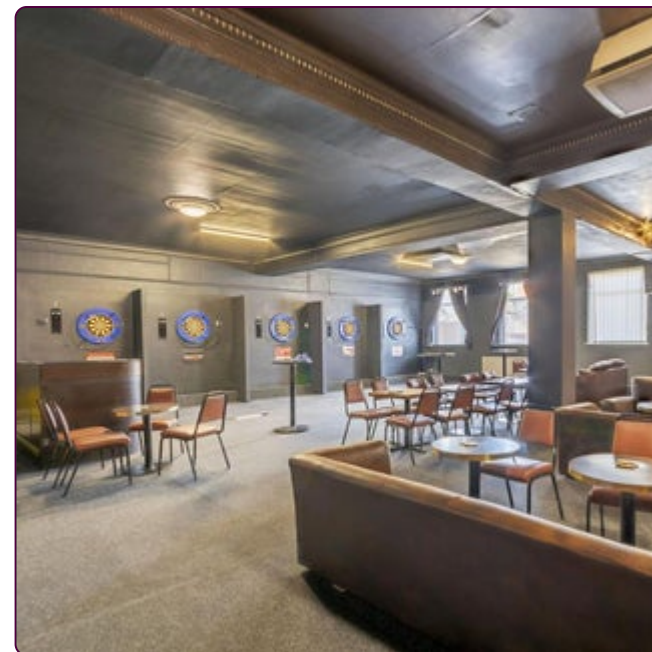
The property is spread over basement cellar, ground and first floors. The ground floor space offers an impressive and large entrance area, with snooker and darts rooms, two impressive lounge areas and customer toilets on both floors.

With a large open plan bar on the ground floor, the venue boasts a capacity of c.250 covers in the bar and games rooms, 100 in the darts room and c.350 in the function room upstairs.

The first floor includes a large function room, three storage rooms, male and female restrooms, and access to the residential accommodation.

The residential space comprises a kitchen, bathroom, utility room, and three well proportioned bedrooms, providing comfortable living quarters.

The property has been well maintained, retaining a lot of the original features you would expect to find in a traditional community licensed venue.





OWNER'S ACCOMMODATION

Spread over two levels, the accommodation comprises of kitchen, bathroom, utility area and three bedrooms.

TRADING INFORMATION

The site is currently tenanted on a short term lease and as such no trading information available.

TENURE

The property is currently tenanted on a short term basis. Total rental Income is £41,600 per annum.

Further information available on request.

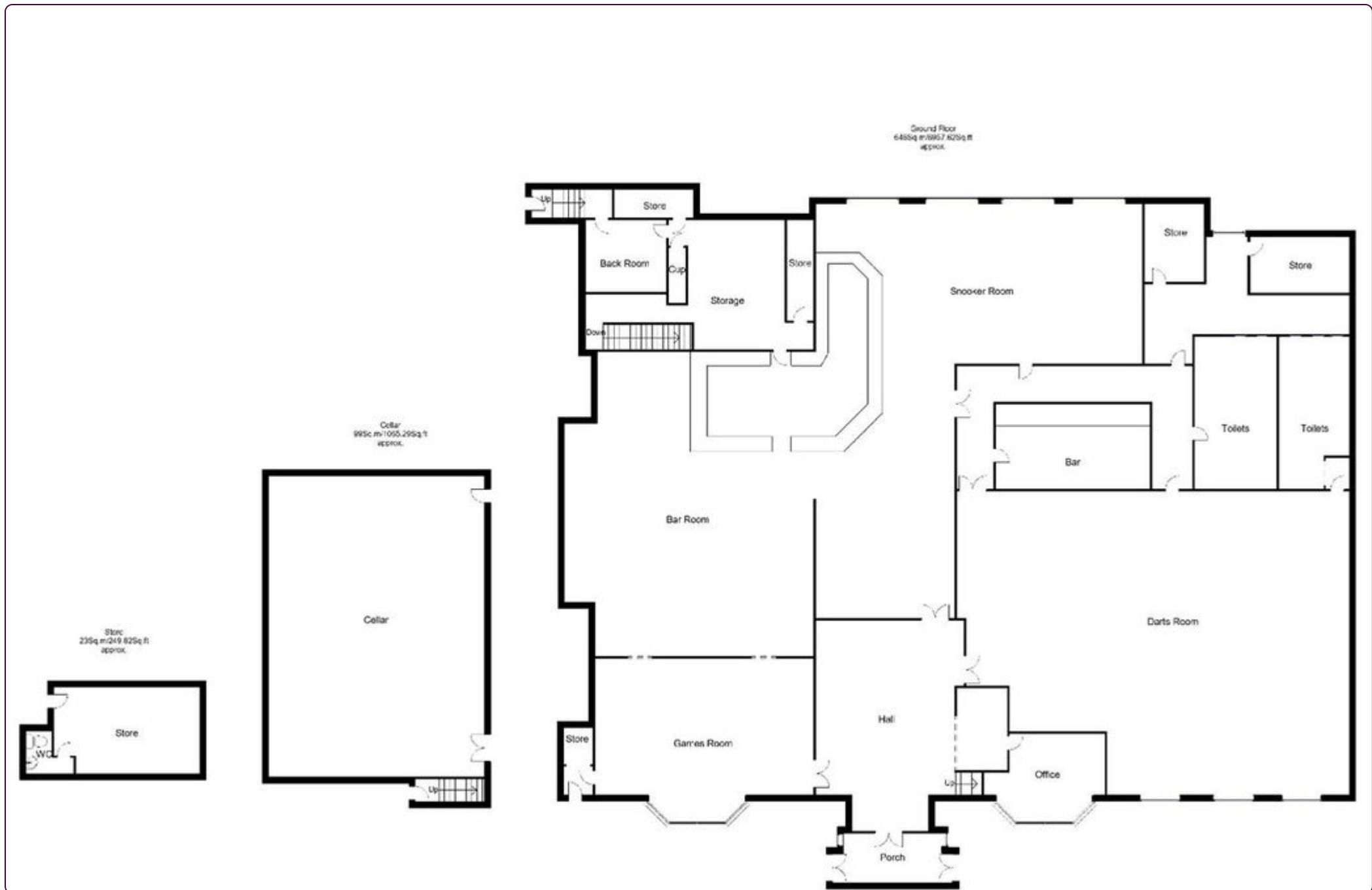
REGULATORY

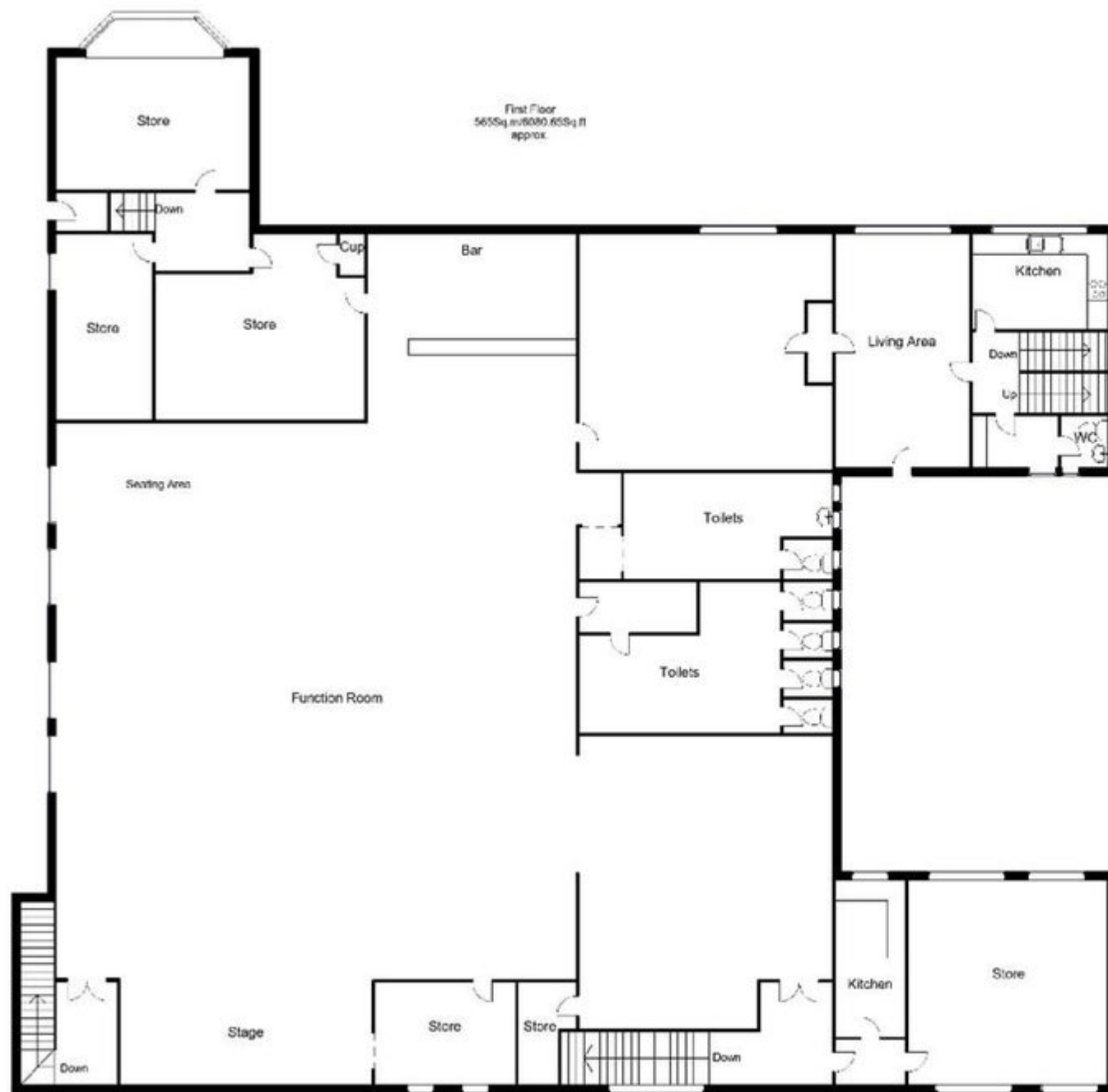
Premises Licence to trade until 12.00am, which is useful for functions.

BUSINESS RATES

The Rateable Value at 1 April 2023 is £16,750 and the estimated Rates payable for the current year is £8,358.

This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.





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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

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



MARSLIE MCGREGOR

Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com

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.

