



Duke of Wellington

Ref: 6450512

11 Medomsley Road, Consett, DH8 5HE

Freehold: £95,000

Close to Shopping Centre

3 Bed Living Accommodation

40+ Covers

External Trading Area

Potential for alt. use/conversion STPP

Energy Rating D



The Duke of Wellington is a traditional two storey end of terrace building with living accommodation and painted rendered elevations beneath a pitched roof. To the left hand side is a gate leading to an external trade area at the rear of the property.

The property is to be sold with Vacant Possession.

Location

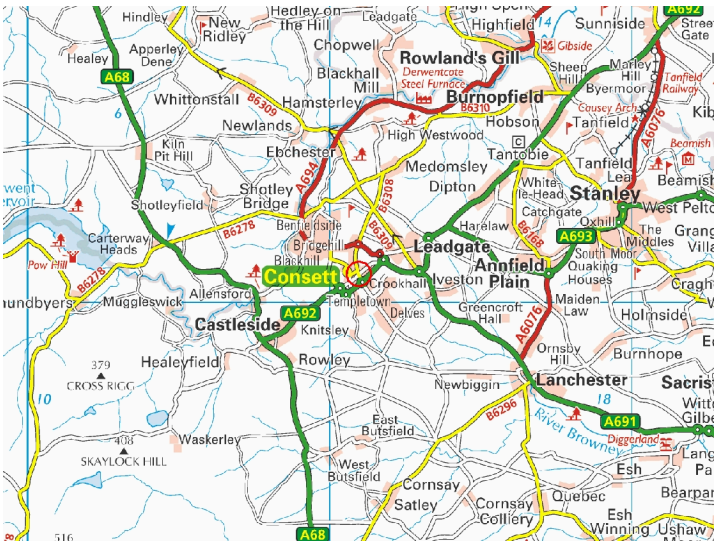
The Duke of Wellington occupies a prominent position on Medomsley Road, in Consett town centre. It is situated directly opposite the Victoria Centre and close to many retail businesses, local amenities and transport links including the town centre bus station.

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

The Opportunity

The Duke of Wellington presents an excellent opportunity for an owner operator to purchase this well positioned site and re-establish trade. Ideally located close to the town centre with good passing trade, the property has been frequented by many locals.

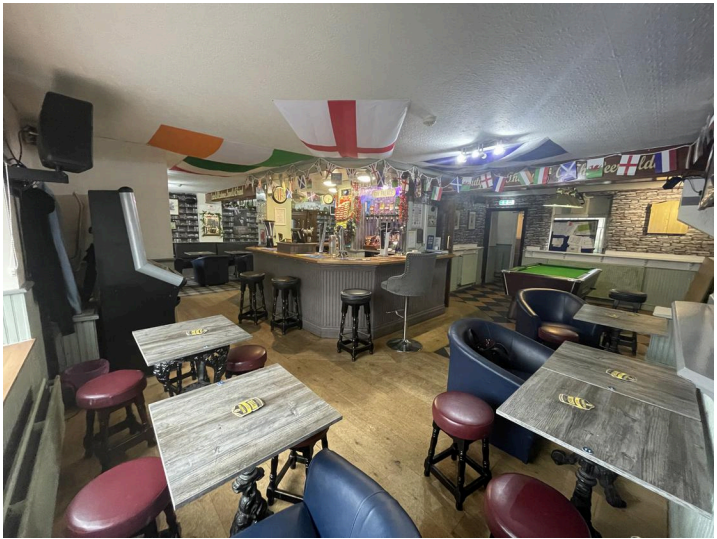
Alternatively, the property may suit a developer who is looking for potential change of use (subject to planning permission).



Internal Details

The main customer area is situated at ground floor level with a central bar and seating for c.40 customers.

Ancillary areas include: toilets, storage and a beer cellar at basement level.



Other Floors

The first floor comprises of living accommodation: lounge, kitchen, three bedrooms, and a bathroom.

Fixtures & Fittings

The property is being sold on an As Seen basis.



External Details

Externally there is an enclosed beer garden with a small covered area, as well as an outbuilding recently converted for commercial use.

Business Rates

The Rateable Value as of 1 April 2023 is £3,000. Confirmation of actual rates payable can be obtained from the local Authority.

Tenure

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

VAT

Please note that the purchase is subject to VAT at the prevailing rate.

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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Newcastle



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