

The Red Lion

37- 38 Priestgate, Darlington, Co Durham, DL1 1NG



For Sale Freehold Licensed Premises Guide Price: Offers Invited plus VAT Sole Selling Agency

- Imposing managed house in the centre of Darlington
- Ground floor trading areas amounting to 2,134 sq ft.
- Opportunity to further develop wet and dry sales
- Well positioned adjacent the Cornmill shopping centre
- Alternate use opportunity subject to obtaining the necessary permissions

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Location

Darlington is a market town in County Durham with a population of circa 106,000 residents. Located 36 miles south of Newcastle, 62 miles north of Leeds and on the East Coast Main Line the town is readily accessible.

The Red Lion is located in the heart of the town centre fronting Priestgate, in close proximity to the Market Square, Cornmill Shopping Centre and Feethams Leisure development. The property is surrounded by a mix of national and independent retail and leisure occupiers.

Accommodation

The Red Lion is a brick built, four storey building and sits under a pitched roof. The property is in good condition having undergone refurbishment in 2013.

Furnished in a traditional style the internal trading floor is arranged area for informal drinking, dining, games and entertainment. In addition, the property benefits from a first floor function room with dedicated servery and WC's.

Ancillary trade areas comprise: customer WC's, commercial kitchen, storage and extensive basement cellars.

Private accommodation is located on the second floor comprising: four double bedrooms, kitchen, living room, bathroom/WC, and office.

Externally and to the rear, the property benefits from a small yard with smoking shelter.

Ground floor GIA is approximately 2,134 square feet, and the pub sits on a plot of circa 0.049 acres.

The Red Lion offers considerable scope for local or national public house operators to secure a successful trading site. Darlington offers a good customer base from which potential trade could be drawn.



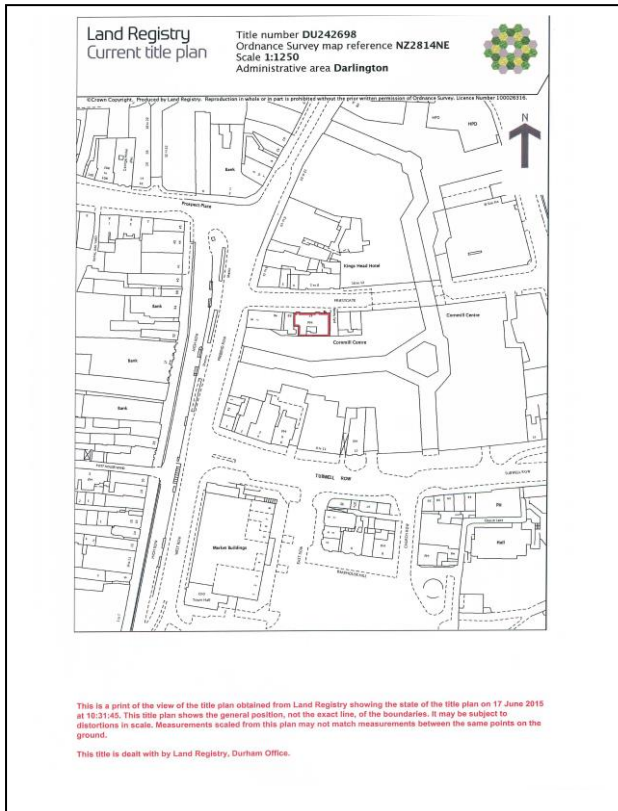
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General Information

Rating

The current Rateable Value is assessed at £27,000.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open for trading.

Trading Information

Further details will be made available to seriously interested parties.

Tenure

The property is being sold freehold.

Fixtures and Fittings

The property currently trades as branded "Meet & Eat" community local. Anything branded, leased, owned by third parties and electronic tills are excluded from the sale.

TUPE

TUPE will apply in accordance with the Transfer of Undertaking (protection of employment) Regulations 2006 where relevant to the sale of this property.

Energy Performance Certificate

The property has an EPC rating of D. This is available upon request.

VAT

VAT will be applicable on the sale of this property.



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Agent Details

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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.

3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.

4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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