

## Miners Arms

6/8 Benfieldside Road, Consett, Durham, DH8 0SG



### For Sale Freehold Licenced Premises Guide Price £165,000 plus VAT Sole Selling Agents

- End of terrace licensed premises in the Blackhill area of Consett
- Open plan trading area with a central servery
- Ground floor GIA of approximately 1,875 square feet, with a plot size of circa 0.25 acres
- Traditional wet led, public house with considerable scope to build on existing trade
- Alternate use potential subject to the granting of the necessary permissions

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## Location

Consett is a town situated in the north west of County Durham with a population of circa 27,500, located approximately 14 miles south west of Newcastle upon Tyne and around 13 miles north west of Durham.

The Miners Arms is located just off the A691 in the Blackhill area which is the main arterial route through Consett. The property is surrounded by densely populated residential dwellings, with a number of retailers, restaurants/takeaways and licensed premises within close proximity.

## Accommodation

The Miners Arms is an end of terrace, two storey building of brick construction which sits beneath a pitched slate roof. There is also a flat roofed, single storey extension to the rear. The property is arranged over basement, ground and first floors.

The internal trade area is open plan set around a central servery and comprises a main bar area, games area and additional seating for relaxed and informal drinking.

Ancillary trade areas include customer WC's, storage and basement cellage/beer stores.

Private accommodation is situated to the first floor and comprises four double bedrooms, living room, kitchen, a family bathroom and separate WC.

Externally and to the rear, the property benefits from a detached two storey barn currently used for storage. There is also a small yard with a smoking solution and a large garden which is positioned to the side and rear of the building.

**Ground floor GIA is approximately 1,875 square feet.**

**The pub sits on a plot size amounting to circa 0.25 acres.**

**The Miners Arms offers considerable scope for local and regional wet led public house operators to build upon the existing trade as a community local. The property has potential for a range of alternate uses subject to the granting of relevant permissions, and is likely to be of interest to local and regional restaurateurs, investors and developers.**



☎ **0113 8800 850**

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## General Information

### **Rating**

The current Rateable Value is assessed at £1,425.

### **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.

### **Tenure**

The property is being sold freehold with vacant possession.

### **Fixtures and Fittings**

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### **Energy Performance Certificate**

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

### **VAT**

VAT will be applicable on the sale of this property.

### **Viewings**

All viewings are strictly by appointment only.



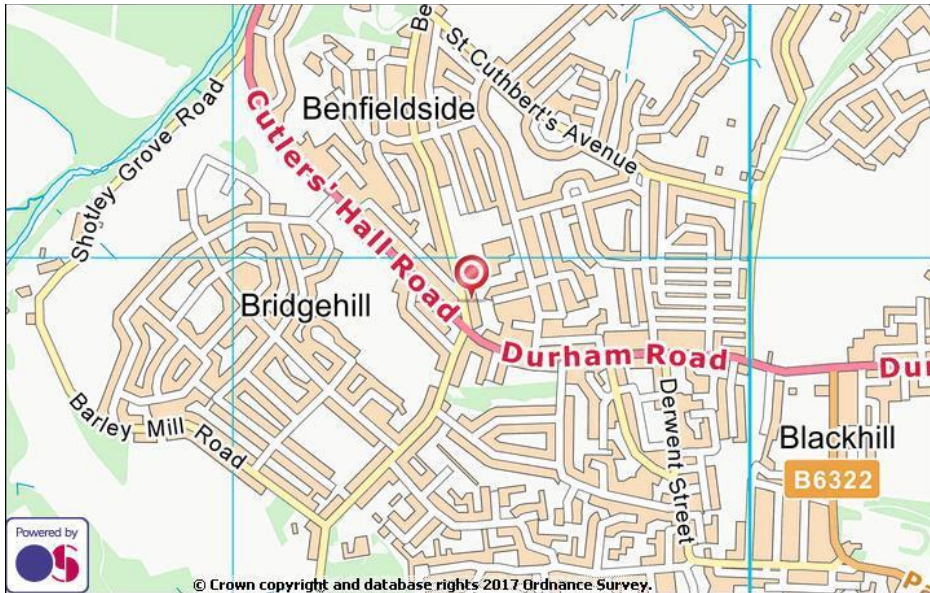
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## Agent Details

For further details please contact



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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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