



# Royal

## Freehold

Reduced to **£175,000 Plus VAT**

Royal, 2 West Street, Stillington, Stockton on Tees, TS21 1JU

### AT A GLANCE

- Community Village Pub
- First Floor Function Room
- 4 Bedroom Living Accommodation
- Main Bar Area and Pool Room
- External Drinking Area
- Would Suit Alternative Use STPP

### Viewing And Further Information

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## PROPERTY

Inner entrance porch leading through to the main bar area having part polished wooden floor and part slate flooring accommodating approximately 65 persons on fixed perimeter seating, low stools and assorted chairs with plenty of additional standing areas. To the far end of the main bar is a darts area and large screen projection TV and having an impressive feature central bar servery. To the left of the entrance porch is the pool room seating approximately 30 persons on fixed perimeter seating and a small hatch to the bar servery for ease of operation. Leading through from the main bar are 2 large unused rooms one of which has previously been used as a snug.

Ladies and Gentlemen's toilets. Large beer cellar, bottle store and additional storage rooms.

To the first floor is a larger function room to accommodate approximately 100 persons with a self-contained bar servery to the corner and a central stage area.

The living accommodation comprises briefly of 4 double bedrooms, Kitchen, Bathroom and lounge.

## PLANNING

We are advised that the property is not listed or in a flood zone.

## UTILITIES

All mains services are connected.

## MEASUREMENTS

Total site area of 0.186 acres and a building footprint of 3,381 Sq Ft. (Measurements taken from a digital mapping platform).

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided.

The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment. Please note that any fixtures and fittings mentioned in these sales details may not be included on completion day.



## THE BUSINESS

Our client operates a leased and tenanted estate therefore do not have sight of any day to day or historic trading information.

## RATES & CHARGES

The current rateable value is £6,500. The new rateable value from April 2023 will be £3,750. We advise any interested party makes their own enquiries to Stockton on Tees County Council.



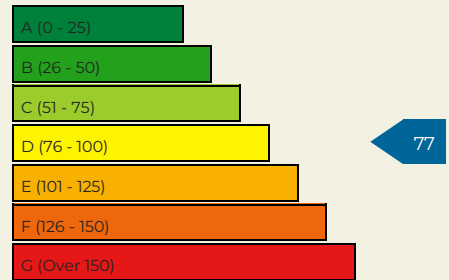


### LOCATION

The Royal is located at the far end of West Street in a residential area. Stillington is a village in the civil parish of Stillington and Whitton, in County Durham, it lies 6.5 miles northwest of Stockton-on-Tees and 5.8 miles south of Sedgefield.



### EPC



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