



## The Hardwick Arms

Ref: 6445137

1 North End, Sedgefield, County Durham, TS21 2AZ

Freehold: £750,000

Leasehold: £50,000, Annual Rent: £60,000

Local's bar for c.50 seated customers

Restaurant/Lounge with seating for c.70

11 ensuite hotel bedrooms

2 owners/managers flats

Turnover Y/E 31.12.22 - £737,506

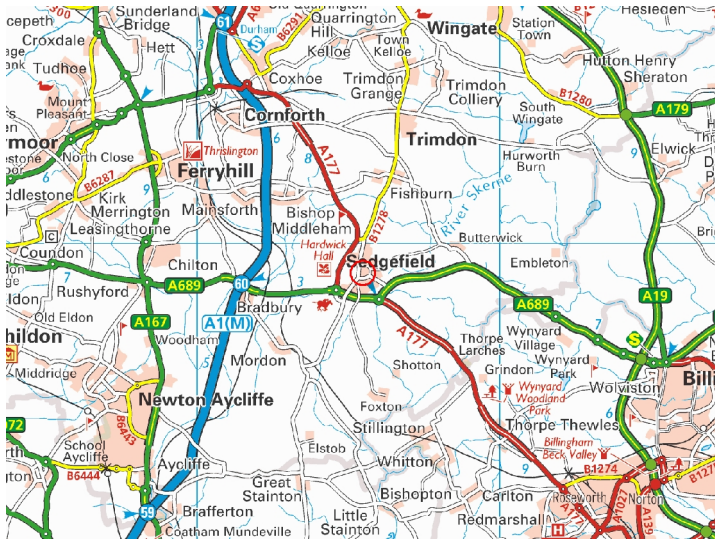
Grade II Listed - EPC exempt

*The seller may consider a lease with an option to purchase - please contact David Cash to discuss the matter in more detail.*



A superbly presented coaching inn which has been refurbished to a very high standard throughout. The business benefits from multiple income streams by way of food, beverage and accommodation sales.

Turnover is healthy and there are still opportunities to develop the business further.



### Location

The Hardwick Arms Hotel occupies a prominent roadside position adjacent to North End, the main road running through the affluent village of Sedgefield, County Durham. The village is accessed via the A689, providing good access to the A1(M) with Durham City c.10 miles to the north west.

The village itself is home to a number of licensed and leisure premises including pubs, restaurants, hotels and coffee shops, as well as a number of convenience, other retail stores and commercial premises.

On the south west side of the village lies Sedgefield Racecourse, which brings in a substantial number of visitors on race days. Hardwick Hall (not associated or affiliated with the subject property) is also nearby, as is the North East Technology Park - one of the UK's leading science parks.

### The Opportunity

The Hardwick Arms is a stunning example of a well invested, pub-restaurant with rooms, offering an excellent opportunity for a new owner to build on its fantastic reputation.

The business would suit an owner-operator, particularly a chef-patron. Equally, the business is large enough with significant growth potential and could continue to be management run.





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### Internal Details

To the left of the archway, as you approach the main entrance to the hotel, is a door leading to The Hardwick Arms bar. A cosy, characterful, traditional pub, popular with locals.

Further through the archway and around the corner is the main entrance to the restaurant. Formerly The Herd & Herb, and now trading more as a bar/lounge, provides 70 covers in a mixture of seating styles, decorated in a modern and contemporary fashion to an impeccably high standard, whilst being sympathetic to the age and style of the building.

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### Fixtures & Fittings

The property and business are sold along with all fixtures & fittings to be included within the sale price, subject to an inventory. We are advised that all items are owned outright and nothing is leased or on Hire Purchase.





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### Owner's Accommodation

The property benefits from two, one bedroom flats. One of which is accessed internally and the other has a separate external entrance. Currently occupied by members of staff

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### Letting Accommodation

11 ensuite letting bedrooms consisting of single, double, twin or family rooms spread across the first and second floors. The rooms are decorated to a very high standard, attracting a variety of customers, from business people, to couples and families.



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### External Details

There is a rear courtyard offering picnic style seating for up to 12 customers.

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### Staff

The business is currently entirely staff run, with the owner overseeing matters purely from an administrative/arms-length perspective.

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### Trading Information

Turnover for the 12 month period ended 31.12.2022 was £737,506, with the trade split approximately 38% wet, 35% food and 27% accommodation.

A detailed Profit & Loss statement will be provided to seriously interested and proceedable parties on request.





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## 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:

### David Cash

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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