



# The Fountain Inn

Ref: 6450516

41 Medomsley Road, Consett, DH8 5HG

Freehold: Offers Over - £300,000

Well established and longstanding business

Central location with good footfall

Free of Tie and Wet Led

Large 4 bedroom owners accommodation

Annual net turnover approx £184,000

Fully Licensed. Energy Rating D.



The Fountain Inn is a large and traditional two storey detached building with painted rendered elevations beneath a pitched roof. Tastefully refurbished throughout to a very good standard, the property has spacious trading areas as well as large living accommodation and private rear access.

Currently a wet only pub, and frequented by many locals in the area, the Inn has a loyal and longstanding customer base.

Local teams based as the pub include: Ladies and Mens Darts, as well as a number of Pool Teams.

Well renowned for it's customer service, organised events and as a popular function venue location, the current owners have managed the pub for over 17 years and are now looking to retire.

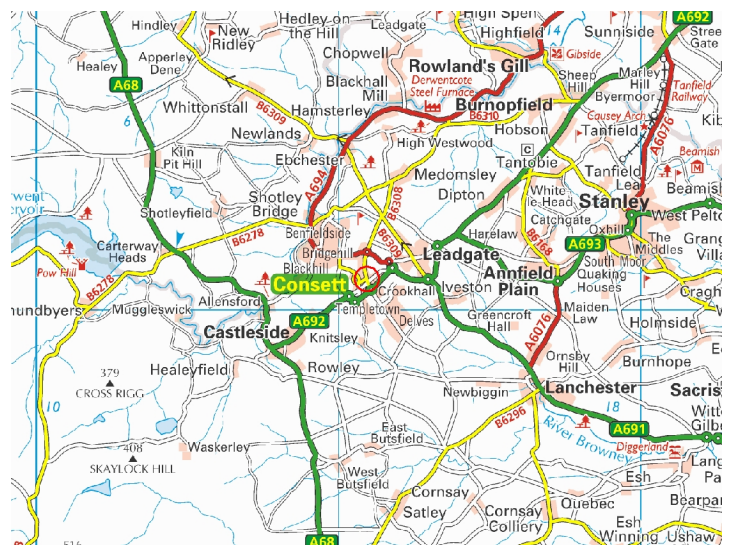


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### Location

The Fountain Inn 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.







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## The Opportunity

The Fountain Inn presents a great opportunity for an owner operator to purchase this large well positioned and well performing business, and to operate along the same lines as the current owner. Ideally located in the town centre, with a good passing trade, The Fountain has been frequented by many locals for many years.

Alternatively, an experienced operator, perhaps with multiple sites, could expand the current offer and look to run as a managed house or an investor may look to purchase the premises and let it to an operator.

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## Internal Details

The main entrance to the property leads into two separate bar and lounge areas.

The main bar area to the left is tastefully decorated with a large central bar that serves both rooms. There are numerous mounted tv screens as well as a pool table and darts area.

There is a large and bright lounge/restaurant to the right with its own bar servery. This room is frequently used for functions and on busy match days where a drop-down screen is used to televise games.

Seating and standing in both areas is for approx. 200 covers.

Ancillary areas include: commercial grade kitchen, customer toilets, cellar access, storage facilities and access to private garage.







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### Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. Items personal to the Sellers are excluded.

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### Owner's Accommodation

The well-presented and spacious private accommodation consists of four bedrooms, a fully equipped kitchen, bathroom and living area all with gas central heating.

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### Staff

The business is run by the owner operator with the help of part time staff.

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### Trading Information

Trading accounts and barrellage information is available to serious buyers only on request.

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### Business Rates

The Rateable Value is £2,900.00 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the local Authority.

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### Regulatory

Premises License.  
Pavement License.





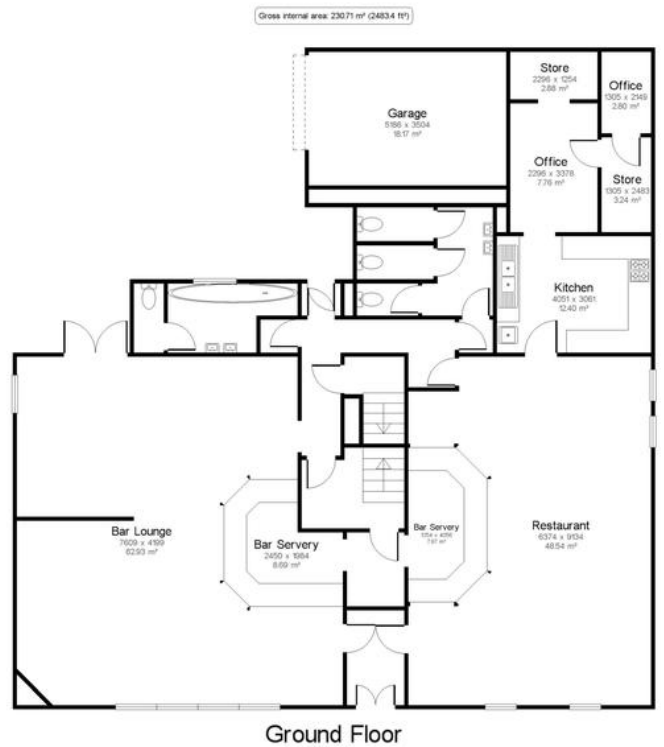
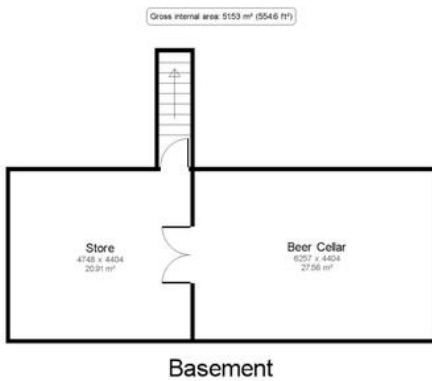
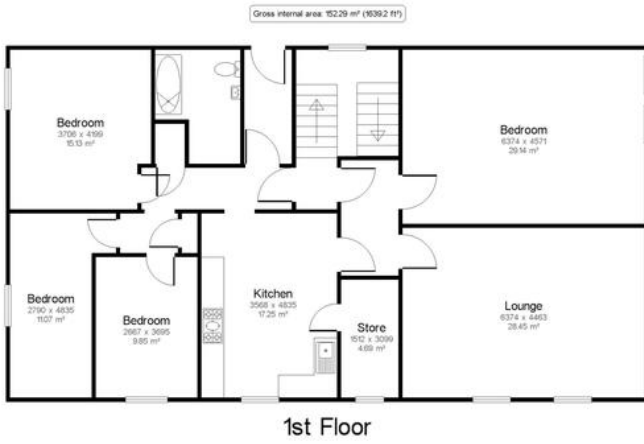
### Trading Hours

Monday and Tuesday  
6.30pm - 12:00am

Wednesday to Friday  
6.00pm - 12.30am

Saturday  
11.30am - 12.30am

Sunday  
11.30am - 12.00am



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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:

### Marslie McGregor

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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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