



The Old Courthouse

Ref: 6450528

Victoria Road, Consett, DH8 5AX

Freehold: £425,000

Close to Town Centre

Central Location with Good Footfall

100+ Covers

Recently Refurbished & Immaculately Presented

Great Potential

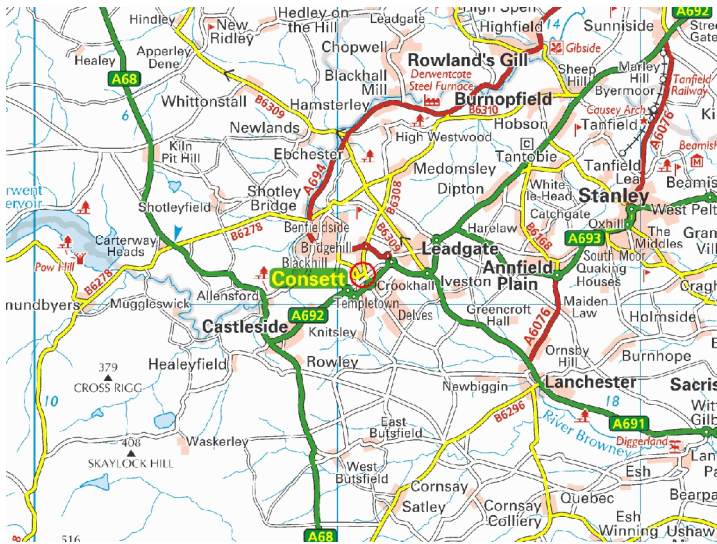
Fully Licensed - EPC Rating C



The Old Courthouse is a large three storey detached brick building. Tastefully refurbished throughout recently to a very high standard, the property has spacious trading areas as well as large living accommodation on the upper two floors. The property requires very little, if any, capital expenditure.

Based in the town centre, the Bar and Kitchen is frequented by locals due to its' food and beverage offering.

The business is now closed.



Location

The Old Courthouse occupies a prominent position on the corner of Victoria Road and John Street in Consett Town Centre. It is situated within walking distance of 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 around 14 miles south-west of Newcastle upon Tyne.

The Opportunity

Although this popular business is now closed, it benefited from loyal and repeat custom and having a very strong reputation in the local and wider area for its quality food and drink offering.

This opportunity would suit a first time entrant or an existing operator looking to add to their portfolio.

Viewing is highly recommended.



Internal Details

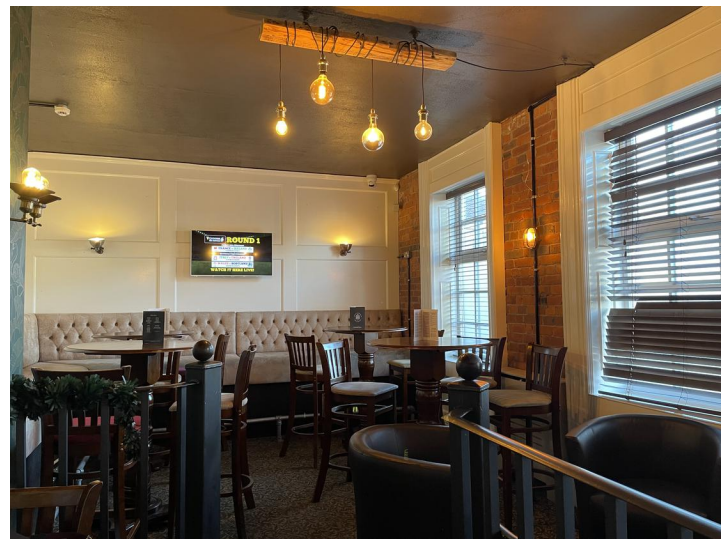
Main entrance through the front doors leads to a large bar with lounge areas to the left and seating/standing for c.40 covers.

The large restaurant area is to the rear through the main bar. Tastefully decorated with features such as wooden floors, exposed beams, glass/sky light ceiling, period brickwork and large brick pizza oven. Separate small bar and seating for c.75 covers.

Good sized commercial kitchen, prep and wash up areas.

Ancillary Areas

Toilets and storage, as well as access to top floors and basement cellar.



Fixtures & Fittings

Available by negotiation and subject to an inventory.

Regulatory

Premises Licence - 7.00am to 2.00am.



Owner's Accommodation

Spread over two levels comprising a living room, dining room, office, kitchen, bathroom. A one bedroom on the second floor with a kitchen, and two bedrooms and bathroom on the top floor.

Business Rates

The Rateable Value from 1 April 2023 is £5,200. Confirmation of actual rates payable can be obtained from the local Authority.



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

Business Agent - Pubs & Restaurants

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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.



For full information on Christie Insurance please call 03330 107189