



The Royal Oak

Ref: 6450534

7 Manor Road, Medomsley, DH8 6QN

Freehold: £375,000

Net Turnover 2023 - c.£353,000

4 Bed Owners/Manager's Flat

Long Established with good following

Well Presented Throughout

Large Beer Garden and Car Park

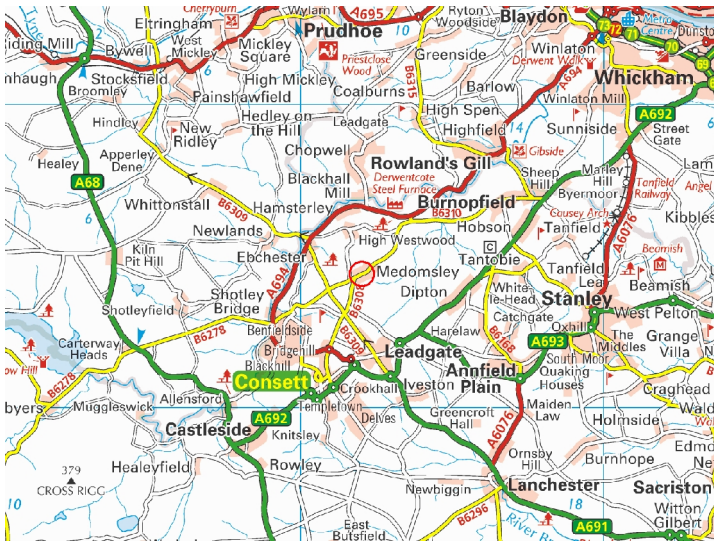
Total Site Size c.0.246 Acres - EPC Rating "tbc"



The Royal Oak is a traditional country style free of tie pub well renowned for its food offering, whilst maintaining a healthy drinking trade and upholding an excellent reputation.

Boasting a huge beer garden area, dining area, and drinks space, the village pub has become a solid choice for people in North West Durham. The property is immaculately presented which is evident to all that view.

The pub is operated by a husband and wife team and is mentioned in the Good Beer Guide from CAMRA and has a rating of 4.5/5 from TripAdvisor and ranked #6 of 33 Restaurants in Consett.



Location

The Royal Oak is situated in Medomsley, an attractive village in the north-west of County Durham, approximately four miles from Consett and bounded by Ebchester, Burnopfield, Annfield Plain and Stanley.

The pub overlooks Manor Road, the B6310, which is a very busy and popular route, running through Medomsley on the way to and from north-west Durham.

Consett is nearby and is a much larger town with a population of around 25,000.

The Opportunity

The Royal Oak presents an opportunity for an experienced licensed operator to acquire a busy pub with a fantastic reputation for food, as well as a strong local drinking trade.

Equally, the property may appeal to an investor looking to let the premises to an operator.

Regulatory

Premises License





Internal Details

The main trading area comprises an inviting bar and dining areas with a good range of draught products and premium spirits. Seating and standing for c.100 guests.



Ancillary Areas

Commercial grade catering kitchen, as well as multiple store rooms, a very well kept beer cellar, office and customer toilet facilities.

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.

Owner's Accommodation

At first floor level there is a well presented four bedroom owners/manager's flat with lounge, bathroom and kitchen.



Trading Hours

Monday to Friday
12.00pm - 3.00pm
5.00pm - 10.00pm

Saturday
12.00pm - 10.00pm

Sunday
12.00pm - 11.00pm

Staff

The pub is owner operated with the assistance of full and part-time staff.

External Details

The Royal Oak boasts a large beer garden to the rear of the property with tables and chairs for a minimum of 100 covers. This area is often used to host events such as BBQ's, live music, birthday parties and small weddings etc.

There is a good sized car park to the front with 13 spaces.

Trading Information

Turnover for year ended 31st March 2023 was £352,678, with the trade split being split as follows:

Food - 60%, Beverage - 40%

Barrelage data also available.

Business Rates

The Rateable Value as of 1 April 2023 is £8,325. 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:

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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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