



## Kingsway Adventure Centre

Ref: 6490018

Alston Rd, Middleton in Teesdale, Barnard Castle,  
County Durham, DL12 0UU

Freehold: Offers Over - £300,000

Leasehold: £10,000, Annual Rent: £35,000

Long established Activity Centre

Popular & desirable village location

Grade II Listed former School

10 different activities currently offered

Potential for alternative use STPP

Energy Rating E

*New lease offered, term flexible. As part of agreement, Landlord proposes to spend £10k per annum on maintenance and improvements.*

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## Description

The Kingsway Adventure Centre has now been providing outdoor adventurous experiences for over 25 years, during that time they have managed to hone their craft, through encompassing extremely experienced, qualified and highly passionate instructors with adrenaline fuelled adventurous activities, enabling them to provide outdoor experiences guests are guaranteed to remember for years to come.

Further detailed information about the types of activities that are offered can be found on <http://www.kingswaycentre.co.uk/>.

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## Location

The property is situated on the outskirts of the village of Middleton in Teesdale, surrounded by the North Pennines Area of Outstanding Natural Beauty and just a few miles north-west of the popular and historic market town of Barnard Castle.

The village benefits from being extremely well connected by road in all directions. Penrith is c. 40 miles west, with Durham city being c. 30 miles to the north east.



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## Internal Details

The centre has a large dining and seating area with log burner, a main hall with a traverse climbing wall, ping pong tables and a basket ball hoop, as well as a fully equipped kitchen, and drying room.

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## Fixtures & Fittings

All fixtures and fittings are owned outright and are to be included in the sale of the business, subject to an inventory.

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## Activities

Further information about the activities that the centre offers are listed on their website - <http://www.kingswaycentre.co.uk/>. The vast majority of these are within walking distance of the centre itself, or take place on site, with some water based activities being c. 25 mins away by car/minibus.







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### Letting Accommodation

There is a sleeping capacity of 39, split across five bunk rooms and two twin en suite rooms.

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### Owner's Accommodation

The owners currently live in a bungalow on site, but this is not included in the sale and is to be retained by them for ongoing use.

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### Staff

The centre is currently owner operated by a husband & wife team, with the help of a contingent of staff. Further details can be supplied to seriously interested parties on request.



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## External Details

There is a large garden to the front of the house which is often utilised for activities and in the summer months for picnics. There is off street parking for up to eight cars and further on street parking. All parking is free of charge.

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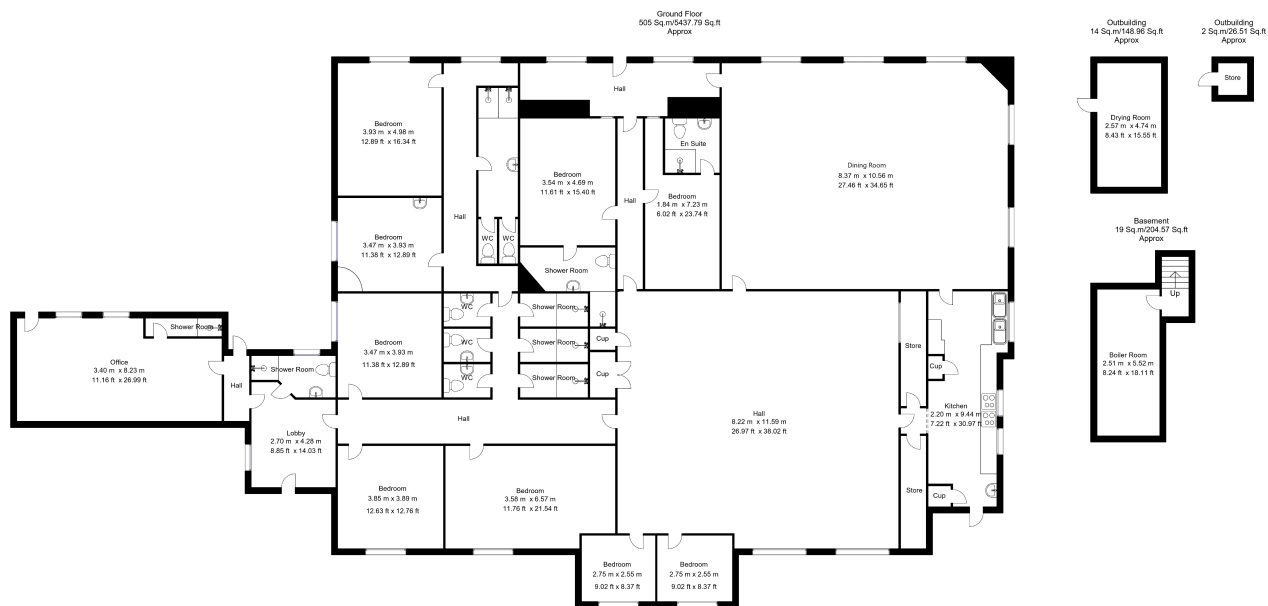
## The Opportunity

Kingsway Adventure Centre provides a rare opportunity for somebody with a keen interest in the outdoors to acquire a trading business with a long established reputation and loyal repeat customer base.

Should somebody not wish to acquire the business as a going concern then there is an opportunity to utilise the property for alternative use i.e. Airbnb or similar.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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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

Regional Director (North) - Pubs & Restaurants

M:+44 7736 621 023

E:david.cash@christie.com

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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