THE BRIDGE INN

Whorlton, County Durham DL12 8XD

GSC GRAYS

PROPERTY • ESTATES • LAND

THE BRIDGE INN

Whorlton, County Durham DL12 8XD

The Bridge Inn is a village public house, full of character with ample parking to rear and an external seating area. The property itself has a main bar, snug seating area, plus dining area. As well as public toilets, catering kitchen, store and beer cellar to the ground floor. To the first floor there are three en-suite guest rooms, plus owners' accommodation which comprises living room, master bedroom and bathroom. Externally The Bridge Inn sits on a generous sized plot with ample car parking facilities to the rear of the property, plus an external seating area.

The Bridge Inn is well located to take advantage of the amenities in the close vicinity to the popular market town of Barnard Castle. These include the River Tees, The Tees Way Footpath and Bowes Museum, as well as the town itself. Barnard Castle is the main centre for Teesdale, offering excellent logistics, a good range of facilities and amenities within the town and simple transport links via the A66 and A67. Barnard Castle is circa 4 miles, Darlington 13 miles, Richmond 16 miles. All distances are approximate.

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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK

Fixtures & Fittings

Fixtures and fittings are available by separate negotiation.

Proposal

The property is available on a Freehold basis at Offers Over £350,000 plus VAT.

VAT

VAT is chargeable on the purchase price.

Business Rate

Business rates (rateable value) is £4,500 per annum effective from the 1st April 2023. For verification purposes, interested parties are advised to make the own enquires on www.voa.gov.uk

Commercial EPC

A full copy of the recent commercial EPC (Energy Performance Certificate) is available on request from the agents. The rating is B (46).

Local Authority

Durham County Council.

Services

Mains connections to electricity, drainage and water, with oil fired central heating.

Area, Measurements and Other Information

The property is offered as a public house and restricted to its current use. The property is sold with a development covenant for a period of 50 years from completion (further information is available upon request). All areas, measurements and other information have been taken from various records and believed to be correct but intending purchaser (s) should not rely on them as statement of fact and should satisfy themselves as to there accuracy.

Wayleaves, Easements and Rights of Way

The Bridge Inn is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, and easements, quasi–easements and all wayleaves or conveyance whether disclosed or not.

Viewings

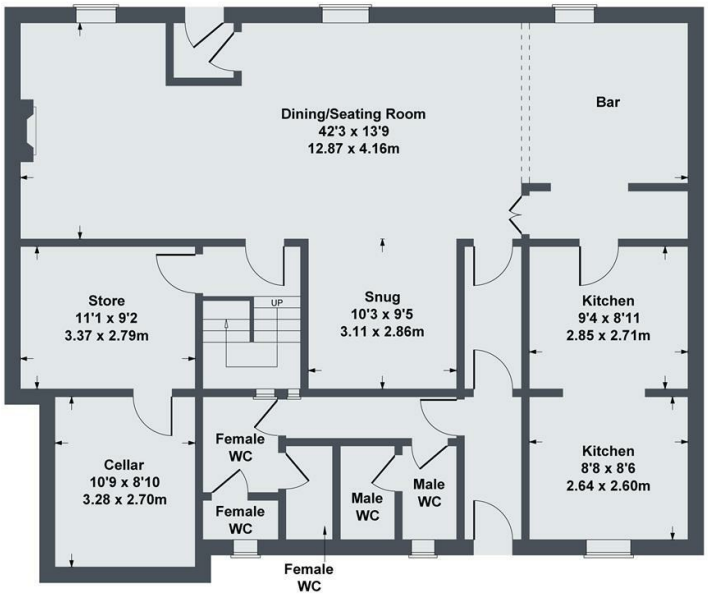
By appointment via GSC Grays.

Particulars

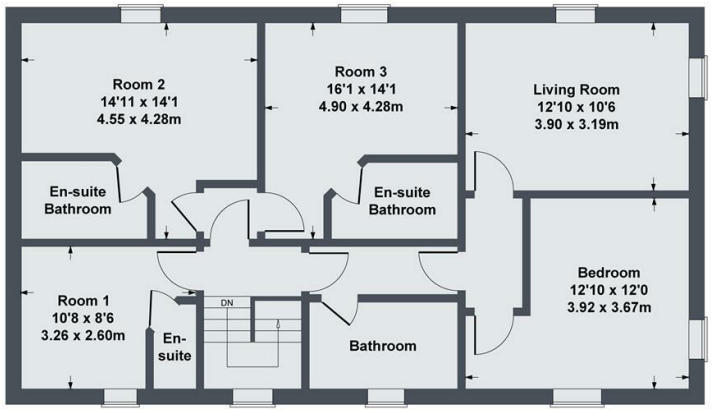
Particulars written March 2025.

The Bridge Inn, Whorlton, Barnard Castle, Co Durham, DL12 8XD

Approximate Gross Internal Area
2347 sq ft - 218 sq m



GROUND FLOOR

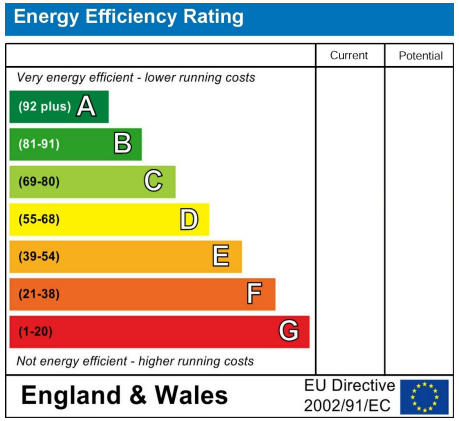


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.