

# WATER HOUSE

65 NORTH ROAD · DURHAM · DH1 4SQ

FREEHOLD

TRADITIONAL CITY CENTRE PUBLIC  
HOUSE FOR SALE ON BEHALF  
OF JD WETHERSPOON





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- **Freehold**
- **City centre location**
- **Roadside position fronting North Road**
- **Ground floor trading accommodation**
- **Lower and upper ground floor trading areas**
- **Opposite Durham Bus Station**
- **Internal courtyard**
- **GIA - 495.0 Sq M (5,328 Sq Ft)**
- **[Google Street View Link](#)**

## LOCATION

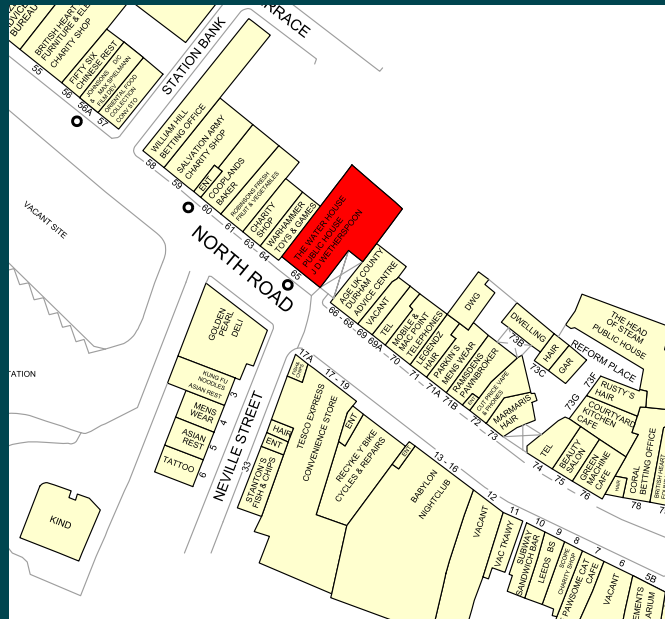
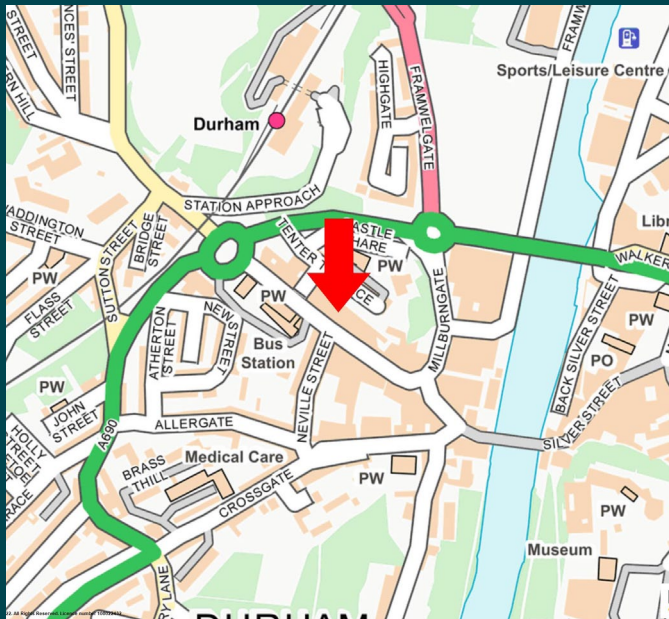
Durham is a cathedral city on the River Wear in County Durham which is situated approximately 13.0 miles south west of Sunderland and 15.0 miles south of Newcastle upon Tyne. The city is well serviced by public transport with Durham Bus Station opposite the property and Durham Railway Station nearby.

The Water House is located fronting North Road in the city centre, close to the Crossgate locality, and within the Durham City Conservation Area. The surrounding locality is commercial with nearby occupiers including ODEON, Tesco Express and Starbucks.

## DESCRIPTION & ACCOMMODATION

The Water House comprises a three storey mid terraced public house of brick elevations beneath a pitched slate covered roof. To the rear is a single storey flat roof extension. To the front there is an internal courtyard used for storage.

Ground Floor: Traditional trading accommodation with open plan public bar and small lounge areas to the front and a further trading area to the lower ground floor. Seating is provided on loose tables, chairs and fixed booths.



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Basement: Beer cellar and stores.

First Floor: The first floor provides further casual dining to an upper ground floor level which over looks the ground floor public bar. Customer WC's to the front and a centrally located catering kitchen.

Second Floor: Office and a variety of stores and staff rooms.

## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	206.7	2,225
Basement	Ancillary	82.6	889
First	Trading	35.9	386
First & Second	Ancillary	169.8	1,828
<b>Total</b>		<b>495.0</b>	<b>5,328</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value - £105,000

An EPC is in the course of preparation.



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## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Monday to Sunday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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