



7 Railway Terrace, Crook, DL15 9RY
Asking price £425,000





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7 Railway Terrace

Crook, DL15 9RY

- Offered For Sale via Option A - Unconditional Online Auction
- Five bedroom end terrace B&B
- Readymade Business in waiting
- BUY IT NOW PRICE of £425,000 + Fees (£6,300 Inc VAT)
- Bar/ Restaurant on lower ground level
- INTERESTED? CALL US TODAY!

Attention! Attention!! Attention!!! Are you looking for a business opportunity? Look no further than this B&B at The Forresters, 7 Railway Terrace, Stanley Crook. Offered For Sale via Option A - Unconditional Online Auction Terms with a BUY IT NOW PRICE of £425,000 plus fees (£6,300 Inc VAT).

The opportunity presented is a five-bedroom, five en-suite, 350 Square Metres, Bed & Breakfast located in village of Stanley Crook, on the outskirts of Crook town centre and approximately 8 miles from Durham City centre. Close to the A68 and access North to Northumberland or South to North Yorkshire enabling plenty of passing trade.

The accommodation on offer briefly comprises: Entrance Hall with staircases to the basement level and first floor. To the left-hand side is a reception area-lounge, fully fitted industrial kitchen, utility and store. To the right is a large dining room. To the rear of the hall are the male and female WCs and access into the rear yard/ garden. Additionally, is a managers quarters comprising of bedroom, lounge and shower WC.

To first floor are four double bedrooms, all with en-suite shower rooms or bathrooms with a large family suite to the rear with en-suite shower room W.C. To the basement is a restaurant area with approximately 40-45 table covers, accessed via a bar area and own private entrance.

Externally is an enclosed mature garden, sheds and block paved rear yard. With parking provided to the side of the property in a privately owned car park opposite the main building.

The asking price is broken down into two sections, £275,000 for the building and £150,000 for goodwill of the business. The building was once run as both a restaurant and B&B with the popular restaurant open Thursday – Sunday but closed around 2 years ago. This is a fantastic opportunity and not to be missed. Viewings are strictly by appointment only.

Currently the property has a rateable value of £5,300.

Asking price £425,000

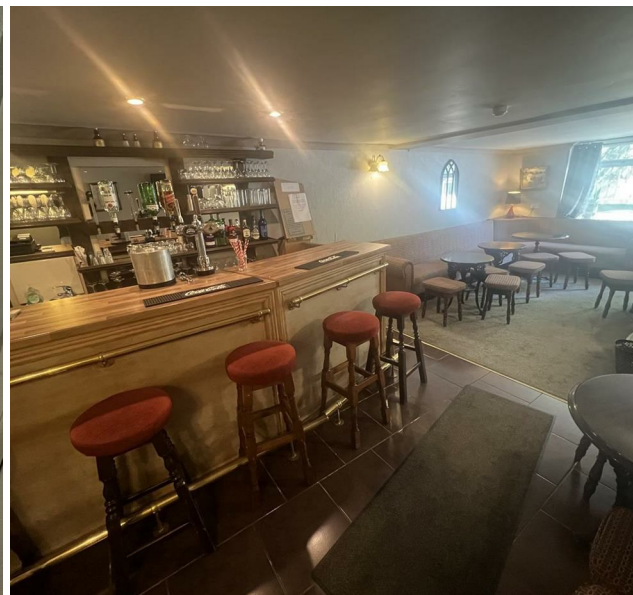
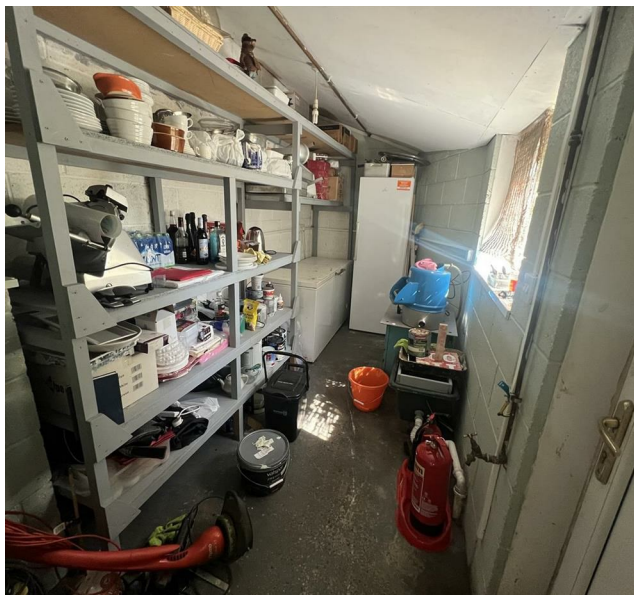


Ground Floor	
Hall	
Reception/ Lounge	15'5" x 14'11" (4.70m x 4.55m)
Kitchen	14'2" x 13'6" (4.33m x 4.12m)
Utility Room	
Store	
Rear Store	13'10" x 6'2" (4.22m x 1.89m)
Dining Room	30'8" x 13'1" (9.36m x 4.00m)
Rear Hall	
WC	
WC	
Managers Bedroom	14'0" x 11'5" (4.29m x 3.49m)
Lounge	10'4" x 6'1" (3.16m x 1.86m)
Shower Room WC	
First Floor	
Landing	
Bedroom 1	14'4" x 12'9" (4.39m x 3.90m)
En-suite	
Bedroom 2	15'2" x 12'8" (4.63m x 3.88m)
En-suite	
Bedroom 3	15'5" x 10'5" (4.72m x 3.20m)
En-suite	
Bedroom 4	11'5" x 10'4" (3.48m x 3.15m)



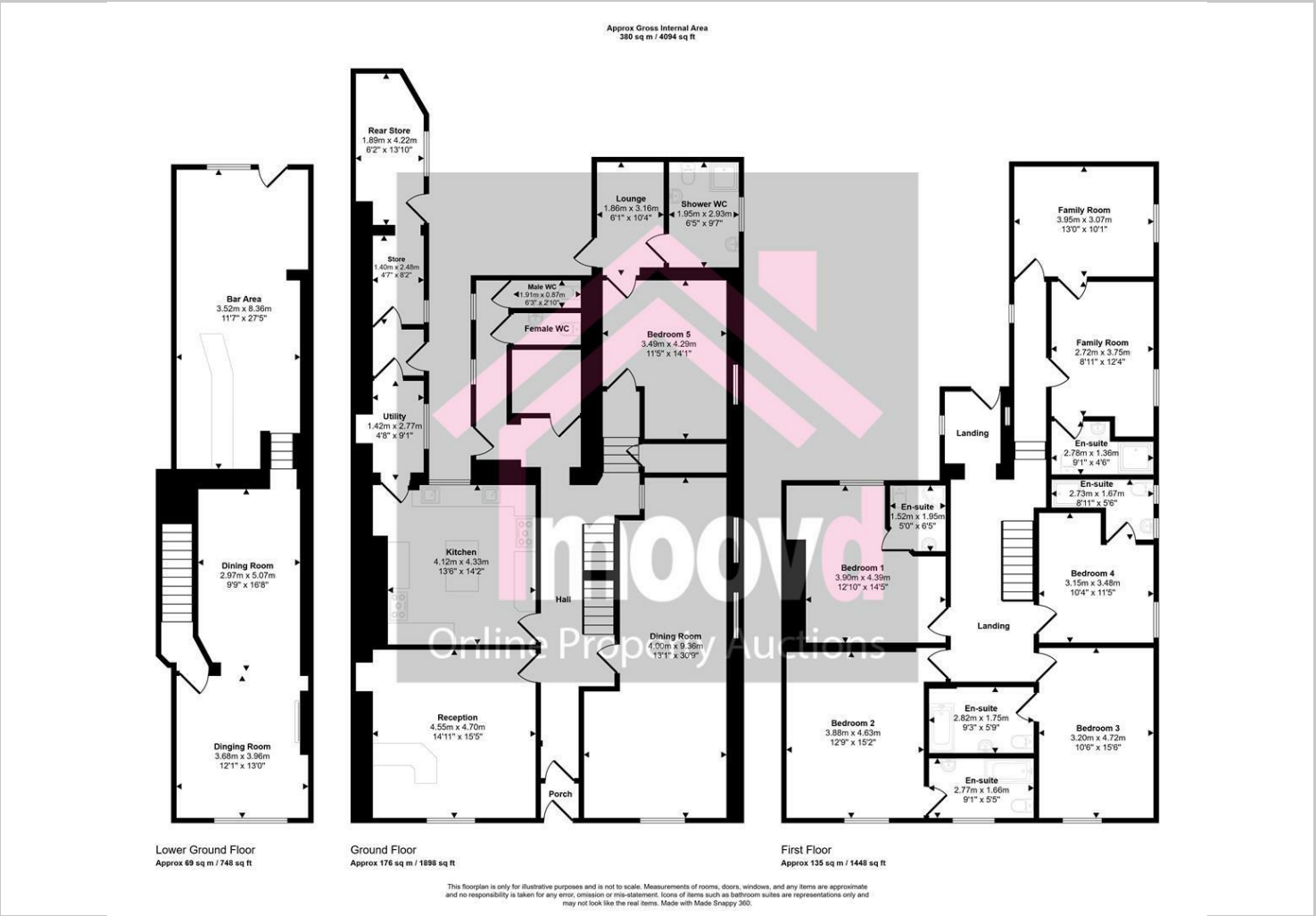


En-suite	
Family Room 1	12'11" x 10'0" (3.95m x 3.07m)
Family Room 2	12'3" x 8'11" (3.75m x 2.72m)
En-suite	
Lower Ground Floor	
Dining Room	12'11" x 12'0" (3.96m x 3.68m)
Dining Room	16'7" x 9'8" (5.07m x 2.97m)
Bar Area	27'5" x 11'6" (8.36m x 3.52m)
Externally	

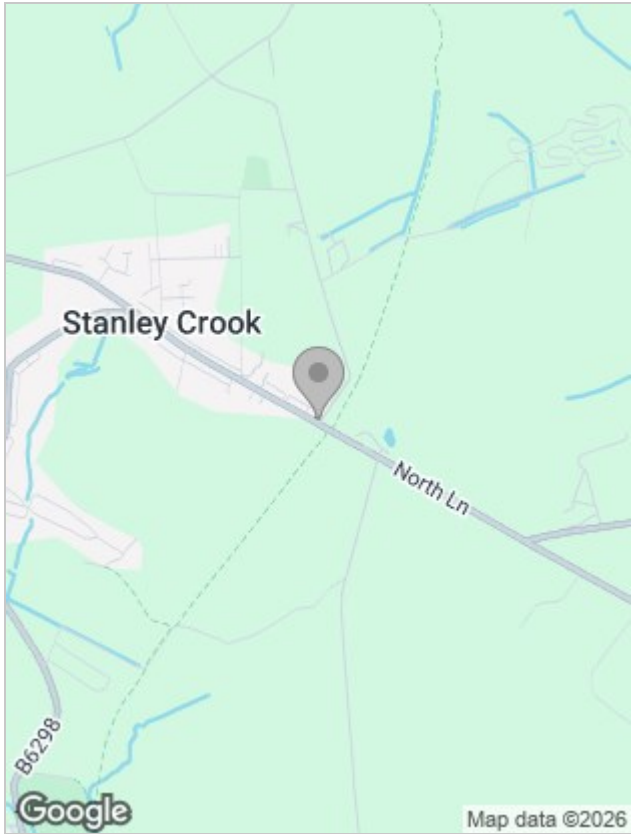




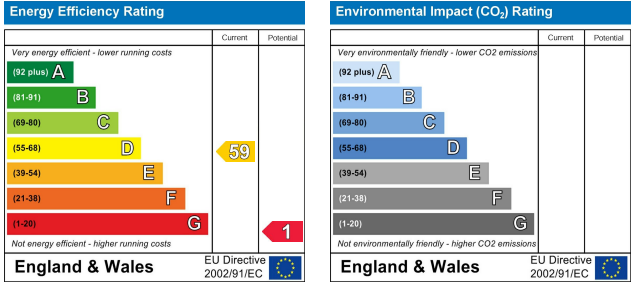
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Durham Office on 0191 9097020 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

