

Queens Head

Front Street, Chester-Le-Street, Durham, DH3 3BJ



Licensed Premises Available Freehold & Leasehold Offers Invited Sole Selling & Letting Agents

- Substantial ground floor trading areas
- Central location in Chester-Le-Street
- Private accommodation spread across the upper floors
- Customer parking facilities to the rear of the property for approximately 15 vehicles
- Considerable scope for a range of uses subject the necessary consents

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Location

Chester-Le-Street is a market town located in County Durham in the northeast of England approximately 10 miles southwest of Sunderland and 11 miles south of central Newcastle, with a population of circa 24,000. The property is located in the centre of Chester-Le-Street on Front Street which is the main arterial thoroughfare running through the town. The immediate surrounding area comprises a mix of predominantly retail and licenced property in addition to private residential dwellings which are spread throughout. The site also benefits from accessible transport links including the A1 and A167 which connect Chester-Le-Street to surrounding areas such as Gateshead and Newcastle to the north and Durham to the south.

Accommodation

The Queens Head is a predominantly three-storey detached building of traditional brick construction with rendered and painted elevations and later additions to the rear; collectively the building sits beneath a number of pitched tile roofs. Internally, the trade areas are split into two distinct sections comprising a main bar area to the right-hand side upon entry; this area contains a U-shaped bar servery and booth seating for approximately 20 covers. The trading area continues through to the rear of the property where there is a larger bar area suitable for an additional 40 covers. Both spaces are currently arranged for informal drinking and dining.

Ancillary trade areas comprise customer WC's, ground floor catering kitchen and cellarage with associated stores in addition to a staff WC, managers office and plant/boiler room which are located on the first floor. There is also a basement area.

Private accommodation is located across the first floor and comprises three double bedrooms, lounge, kitchen, bathroom and WC. The second floor comprises an additional four rooms.

Externally and to the rear of the premises, there is a small trade patio with a smoking solution, beer garden and a customer car park with space for approximately 15 vehicles.

Ground floor GIA of approximately 3,988 square feet.

The building sits on a plot amounting to circa 0.456 acres.

The Queens Head offers considerable scope for local and regional public house operators and restaurateurs. The property has potential for a range of uses, subject to the granting of relevant permissions, and is also likely to be of interest to local developers and builders.



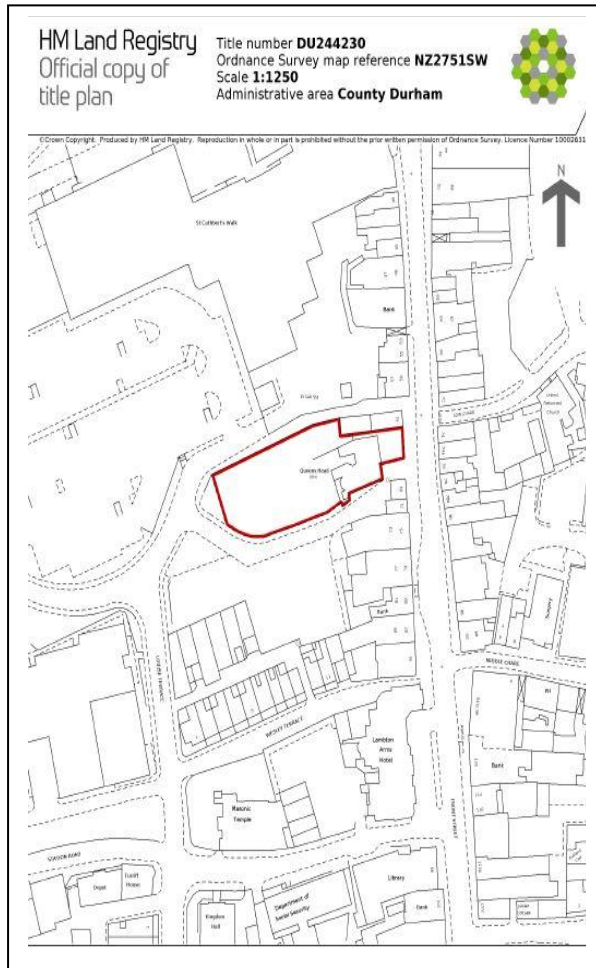
0121 227 2311

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands, B1 1TJ
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General Information

Rating

The current Rateable Value is assessed at £44,250.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed.

Tenure

The property is to be sold freehold with vacant possession. Leasehold offers by way of a new lease will also be considered.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the sale of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.

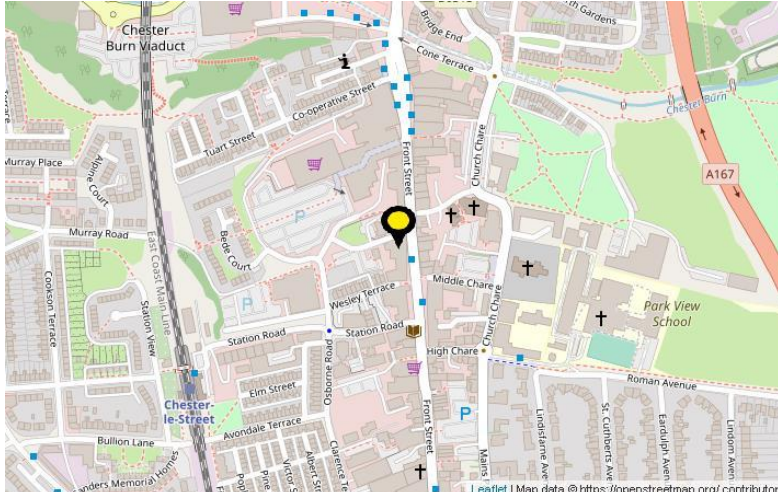


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Agent Details

For further details please contact



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Agency Surveyor, Leeds

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Disclaimer

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1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
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