



Cross Keys

Front Street, Sherburn Village, Durham DH6 1HD

Freehold £150,000

- Detached village pub
- Two trade areas
- Large rear car park
- Spacious accommodation
- In need of modernisation
- Scope for development

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SP Sidney
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LOCATION

The Cross Keys pub is located in Sherburn, a village in County Durham, 4 miles east of Durham and 20 miles south of Newcastle upon Tyne.

The property is a large detached building with rendered walls under a tile roof.

The property briefly comprises:

TRADE AREAS

Entrance from the front into a large BAR AREA with table seating and laminate flooring. There is a large CENTRAL SERVERY that serves both trade areas.

Located to the rear of the pub is a large trade area with disco lighting, a stage and a sound system. This area would make an excellent function room and is well-suited to themed nights.

There are two sets of LADIES' and GENTLEMEN'S TOILETS: one adjacent to the main bar area and another in the rear trade area.

The CELLAR is located in the basement and is accessed via a drop hatch to the front of the property.

There is a KITCHEN to the rear of the bar servery that is not utilised and has the potential to be a fully operational commercial kitchen.

The overall condition of the property is poor and it will need restoration.

OWNERS ACCOMMODATION

Comprising: Three BEDROOMS, RECEPTION ROOM and BATHROOM. The accommodation is in need of full modernisation.

EXTERNAL

To the rear of the property is a CAR PARK with bench seating which is extremely popular in warmer months.

THE BUSINESS

The business has hitherto been let on a traditional commercial lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



TENURE & PRICE

FREEHOLD £150,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

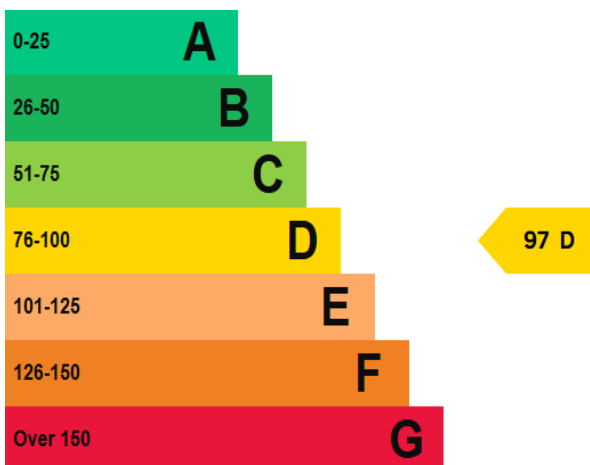
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Durham County Council,
Rateable value as at 01 April 2023: £3,900



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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