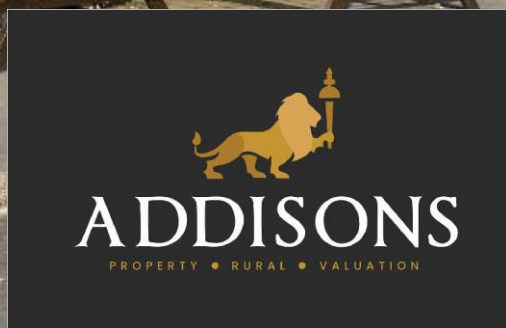




THE ROYAL OAK

The Royal Oak
Pinfold Lane, Butterknowle

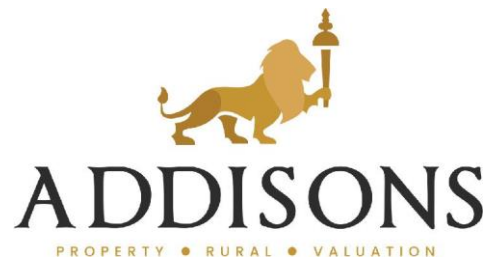


ABOUT THE PROPERTY

The Royal Oak Inn is a well, presented village pub being a wonderful example of an “English” style village inn with public bar & lounge/games room. Separate owners/managers flat offering spacious three bedroom accommodation.

The premises occupies a prominent roadside location within the village of Butterknowle offering an ideal trading location for passersby as well as residents.

The village of Butterknowle is situated in an attractive semi rural position within the Gaunless Valley being set between the market towns of Bishop Auckland (9 miles) and Barnard Castle (6 miles).



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ACCOMMODATION

Entrance Vestibule

Main entrance door, tiled flooring and multi glazed door leading into the main bar area.

Main Bar

Brick-built wrap around bar having granite worktops, bench seating, window to the front elevation, wall mounted tv point, wall lights and radiator. Double doors lead through to the rear bar/games room. Snug Corner Feature brick fireplace having wood burning stove, window to the front elevation, spotlights, radiator and bench seating. Brick partition creates an access corridor to the toilets having cloaks rail and radiator.

Lounge/Games Room

Bench seating, wall mounted tv point, radiator and windows to dual aspect.

From the main bar there is a entrance to a inner entrance vestibule with doors leading to the Cellars, Bar and Ladies Toilets.

Gents Toilets

Two urinals, hand wash basin, radiator, wall mounted hand dryer and toilet cubicle.

Preparation Area and Bar

Worktops, tiled splashbacks, shelving and stairs leading to the first floor accommodation. Through access to the bar with built in shelving, stainless steel sink unit with drainer. Feature lighting to optics and shelving, space for drinks fridges.

Ladies Toilets

Two cubicles, hand wash basin, radiator, wall mounted hand dryer and obscured glazed window to the rear elevation.

Cellar

Used for storage with external access from the front.



Owners/Staff Accommodation

Landing

with airing cupboard and doors leading offer to the first floor accommodation.

Bathroom

Panelled bath, shower cubicle, half panelled walls and splashbacks. Low level wc, chrome heated towel rail and obscured glazed window.

Open Plan Living/Dining/Kitchen

Kitchen Area Black high gloss units with wood effect worktops and tiled splashbacks. Integrated double oven, electric hob with modern extractor hood over. Stainless steel sink unit with mixer tap and drainer, plumbing for washing machine and space for upright fridge freezer. Radiator and window to the front elevation.

Living/Dining Area Good sized reception room twin Lights, window to the front elevation, radiator, loft hatch and space for dining table and chairs. Door leading to the bedroom accommodation.

Bedroom 1

Double bedroom with wood panelled walls, laminate flooring, radiator, and window to the front elevation.

Bedroom 2

Double bedroom with radiator, laminate flooring and window to the rear elevation.

Bedroom 3

Double bedroom currently used for storage with wood panelled ceiling, tiled splashbacks, laminate flooring and window to the rear elevation.

Externally

The property benefits from a small roadside sitting area to the front.

Note

The seller will provide an area of land across the road from the property which will allow for the housing of a fuel/oil tank and refuse bins measuring approximately 3m x 5m

Services

Mains electricity, water and drainage/sewerage. The premises benefit from oil fired central heating.



Energy Performance Certificate

A copy of the EPC is available upon request.

Fixtures and Fittings

All fixtures and fittings are to be included within the sale. However, any items that are owned by a third party or personal to our clients will be exempt.

Trading Informtion

Profit and loss accounts will be made available to seriously interested parties.

Rateable Value

The premises has a rateable value of £1,750 and is describe as a public house and premises

Price

Guide Price £225,000 for the freehold interest which includes the business goodwill, fixtures and fittings. Stock to be valued as the point of purchase.

Price

Each party to bear their own legal costs in the preparation and settlement of the sale documentation.

Viewing

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

Tenure

Freehold

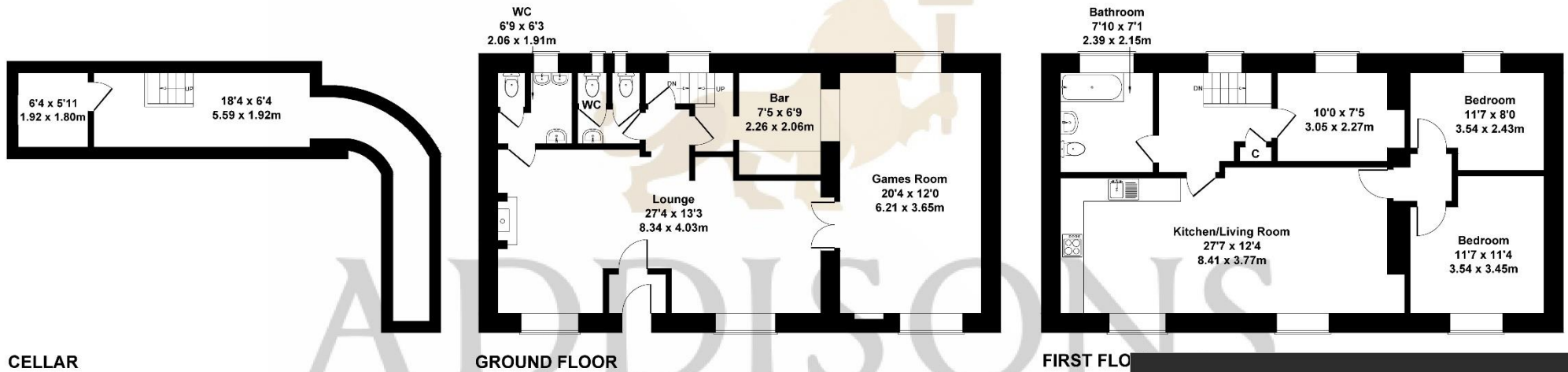
Brochure

Details and photographs taken April 2024. The front image was taken in 2023.



Floor Plan

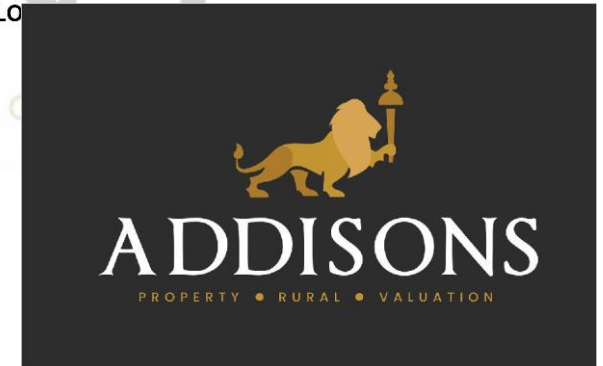
1 Pinfold Lane, Butterknowle.



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. 2024



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