



Fox and Hounds

Freehold

Offers in the Region of **£125,000 Plus VAT**

Fox and Hounds, Market Place, Shildon, County Durham, DL4 2DP

AT A GLANCE

- Mid Terrace Public House
- Bar and Pool Room
- Potential to Develop Upper Floors
- Wet Sales Only
- Residential Area
- Former Function Room

Viewing And Further Information

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PROPERTY

The property is a mid terrace brick built property rendered and painted to the front elevation. Internally the trading area is a 'L' shaped bar area to accommodate approximately 40 persons on fixed seating and chairs with a bar servery to the left hand side. The property has the benefit of a separate games room housing a pool table and again having fixed seating around the perimeter of the room. The ladies and gentleman's toilets are located towards the rear of the property. To the rear of the property are 2 outbuildings, one of which gives access to the basement beer cellar.

The upper floors are uninhabitable in their current form. This area covers the first floor and briefly comprises former function room, 3 bedrooms, office, lounge, kitchen, separate WC and bathroom.

Externally there is a yard to the rear and an external trading area to the front of the property.

PLANNING

We are advised that the property is not listed or in a flood zone.

UTILITIES

All mains services are connected

MEASUREMENTS

Total site area is 0.082 acres with a building footprint of 2,312 Sq Ft. (Measurements have been taken from a digital mapping platform)

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



THE BUSINESS

Our client has not operated the business and until recently leased the property out therefore has no knowledge on revenue streams.

RATES & CHARGES

The property is in an area administered by Bury Council. The Rateable Value has been assessed at £1,700. We advise any interested parties to make their own enquiries.

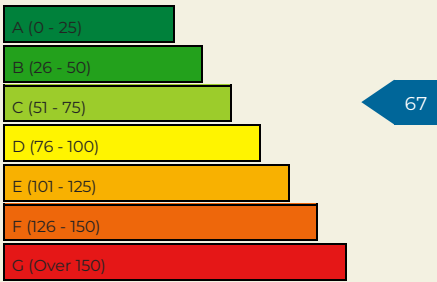




LOCATION

The property is located on Market Place in a residential cul-de-sac close to Shildon Town Centre. Shildon is located in County Durham in the north east of England, it is known for its railway heritage being the 'cradle of railways' due to its significance in the development of steam locomotives.

EPC



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