

FOR SALE – Offers in the Region of £175,000

**The Edge Hotel, 26 The Edge, Woodland,
Bishop Auckland, DL13 5RF**

**Grade II Listed Public House/ Restaurant and 3-Bed Apartment
With Development Potential (STP)**

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SITUATION/LOCATION

The Edge Hotel is situated in Woodland, a pleasant village well placed to serve the local demographic. Woodland benefits from an established thoroughfare of walkers and cyclists and nearby public leisure facilities include Hamsterley Forest and Egglestone Abbey. Woodland is situated approximately 9 miles east of Middleton-In-Teesdale, 7 miles north of Barnard Castle, 12 miles west of Bishop Auckland and 18 miles from Darlington.

DESCRIPTION

Attached Grade II Listed public house/ restaurant with three bedroom apartment.

The ground floor comprises bar/ restaurant with seating for approximately 50 covers. There is a full commercial kitchen, beer cellar and male and female wcs. The first-floor apartment is well-appointed comprising lounge, kitchen/ diner, 3 bedrooms and bathroom. The apartment has been extensively refurbished by our client in recent years.

The property is heated by way of an oil fired central heating system and externally there is forecourt parking at the front together with an enclosed yard and stone built stores at the rear.

DEVELOPMENT POTENTIAL

The property may suit a variety of re-development opportunities subject to obtaining the necessary planning/ listed building consents. Our client submitted a pre-planning enquiry for conversion/ development to 4 No. townhouses. A copy of the local authority response is available on request from the Agent.

TENURE

Freehold

AGENTS NOTES

The property will be sold with full vacant possession.

At the time of preparing these particulars (Feb 2022) the ground floor was occupied by way of a lease expiring 31st May 2022. The rent passing is £8,400pax and the tenant is not renewing the lease.

Since refurbishment the apartment has been operated by our client as a holiday cottage via Sykes Cottages commanding up to £1,000p/week in peak times.

(Known as The Edge Apartment via Sykes Cottages website link below)

https://www.sykescottages.co.uk/cottage/Yorkshire-Dales-North-Edge-The-Edge-Apartment-1047556.html?_hsearch=220215620bb4cad7678&_price=345&_display=1

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Bar/ Restaurant	95.73sq.m.	1,030sq.ft.
Kitchen	29.58sq.m.	318sq.ft.
Cellar	10.86sq.m.	117sq.ft.
Net Internal Area	136.17sq.m.	1,465sq.ft.
Flat		
Net Internal Area	69.34sq.m.	746sq.ft.

RATEABLE VALUE

The property is rated as a Public house, holiday let and premises from 1st August 2020 at £4,250. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-88

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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