



The Royal Oak

7 Manor Road
Medomsley
DH8 6QN

Freehold: £349,950

Ref: 6450534

KEY HIGHLIGHTS

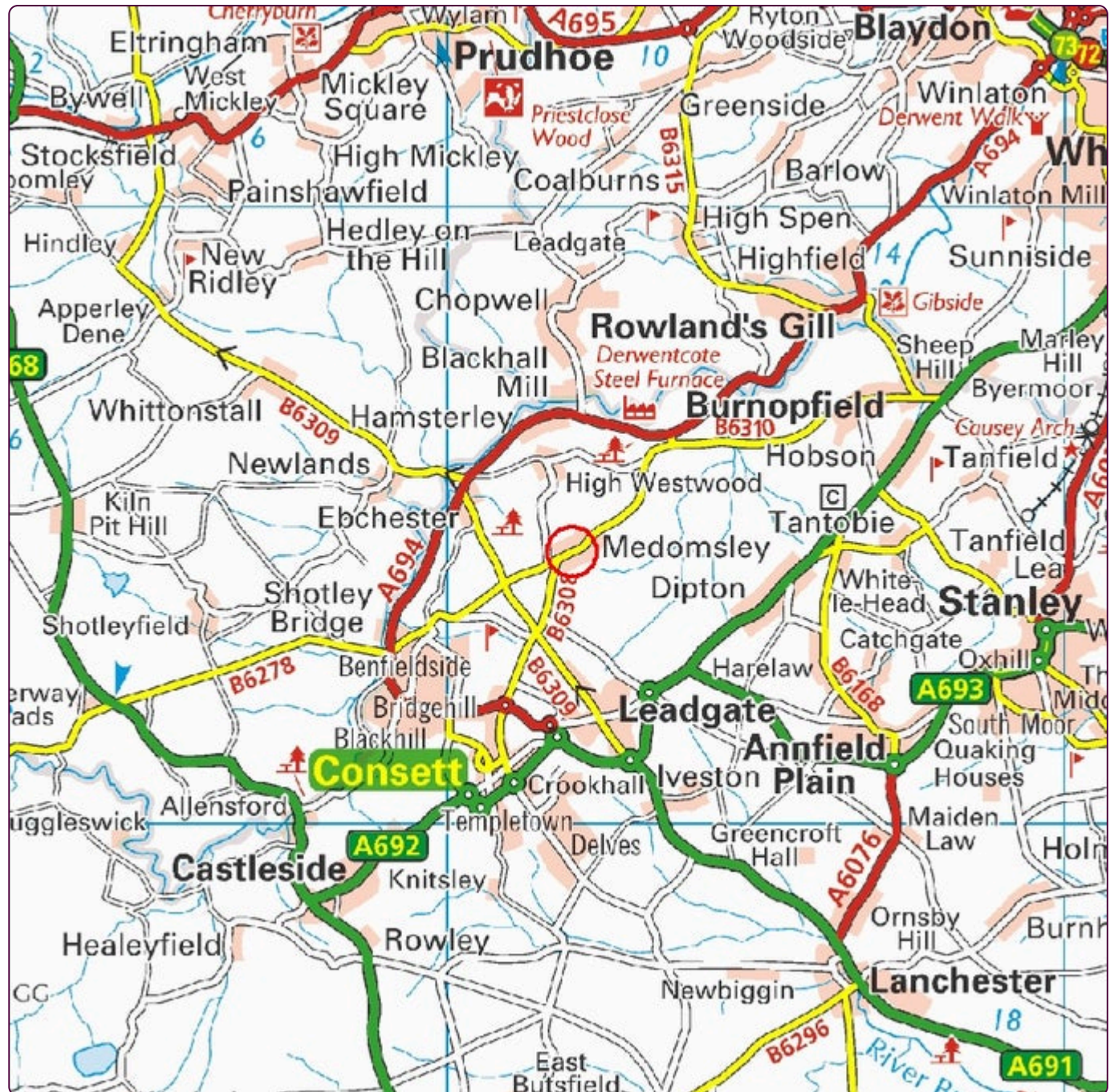
- Net Turnover 2024 - c.£321,000
- 4 Bed Owners/Manager's Flat
- Long Established with good following
- Well Presented, Large Beer Garden, Car Park
- Total Site Size c.0.246 Acres
- EPC Rating D

LOCATION

The Royal Oak is situated in Medomsley, an attractive village in the north-west of County Durham, approximately four miles from Consett and bounded by Ebchester, Burnopfield, Annfield Plain and Stanley.

The pub overlooks Manor Road, the B6310, which is a very busy and popular route, running through Medomsley on the way to and from north-west Durham.

Consett is nearby and is a much larger town with a population of around 25,000.





THE OPPORTUNITY

The Royal Oak presents an opportunity for an experienced licensed operator to acquire a busy pub with a fantastic reputation for food, as well as a strong local drinking trade.

Equally, the property may appeal to an investor looking to let the premises to an operator.

DESCRIPTION

The Royal Oak is a traditional country style free of tie pub well renowned for its food offering, whilst maintaining a healthy drinking trade and upholding an excellent reputation.

Boasting a huge beer garden area, dining area, and drinks space, the village pub has become a solid choice for people in North West Durham. The property is immaculately presented which is evident to all that view.

The pub is operated by a husband and wife team and is mentioned in the Good Beer Guide from CAMRA and has a rating of 4.5/5 from TripAdvisor and ranked #6 of 33 Restaurants in Consett.

INTERNAL DETAILS

The main trading area comprises an inviting bar and dining areas with a good range of draught products and premium spirits. Seating and standing for c.100 guests.

Ancillary Areas: Commercial grade catering kitchen, as well as multiple store rooms, a very well kept beer cellar, office and customer toilet facilities.





TRADING HOURS

Monday to Friday
12.00pm - 3.00pm
5.00pm - 10.00pm

Saturday
12.00pm - 10.00pm

Sunday
12.00pm - 11.00pm



TRADING INFORMATION

Turnover for year ended 31 JANUARY 2024 was £320,957,
with the trade split being split as follows:

Food - 60%, Beverage - 40%

Barrelage data also available.

STAFF

The pub is owner operated with the assistance of full and
part-time staff.



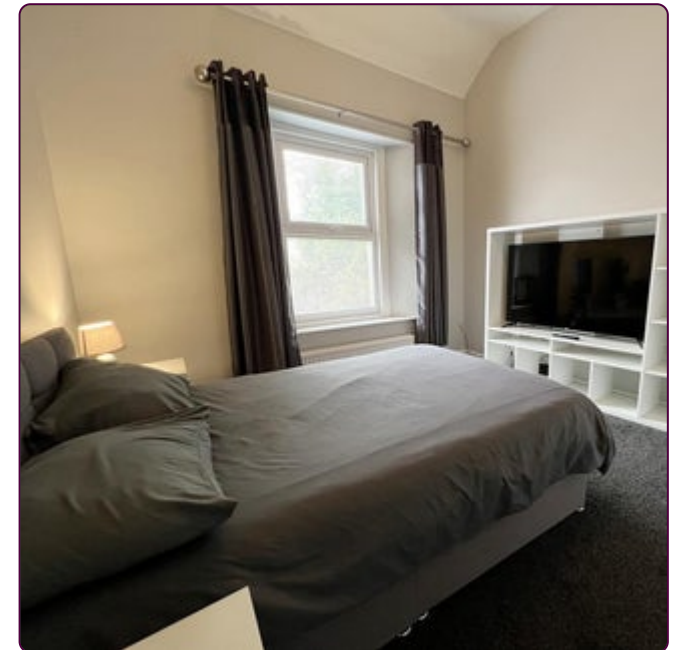
OWNER'S ACCOMMODATION

At first floor level there is a well presented four bedroom owners/manager's flat with lounge, bathroom and kitchen.



FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory. Items personal to the Sellers are excluded.





EXTERNAL DETAILS

The Royal Oak boasts a large beer garden to the rear of the property with tables and chairs for a minimum of 100 covers. This area is often used to host events such as BBQ's, live music, birthday parties and small weddings etc.

There is a good sized car park to the front with 13 spaces.



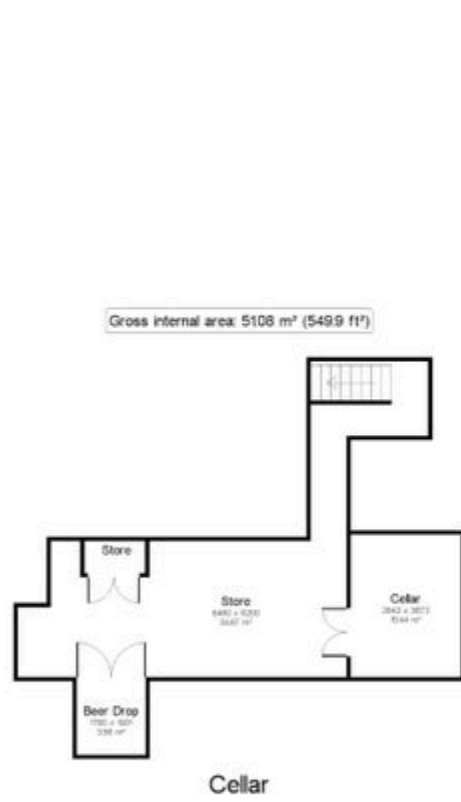
REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £8,325.

Confirmation of actual rates payable can be obtained from the local Authority.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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E: enquiries@christiefinance.com

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARSLIE MCGREGOR

Business Agent - Pubs & Restaurants

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E: marslie.mcgregor@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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