

TO LET – £30,000 per annum, by negotiation (plus VAT)

The Milbank Arms, Barningham, Richmond, DL11 7DW

Turn Key Catering and Hospitality Opportunity

**Grade II Listed Bar/ Restaurant with 4 x Letting Bedrooms
and Large Car Park**

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

The Milbank Arms commands a central position in the heart of Barningham, a tranquil Conservation Village of around 60 houses in an area of High Landscape Value. Village amenities include Barningham St Michael & All Angels Church, Village Hall, Village Green and the historic Barningham Estate extending to approximately 7,000 acres of farmland, forestry and grouse moors. Barningham is located approximately 3 miles south of Greta Bridge, 6 miles south of Barnard Castle, 11 miles north of Richmond and 18 miles west of Darlington with swift access to the A66 at Greta Bridge in turn linking with the A1(M) at Scotch Corner within a short driving distance.

DESCRIPTION

Grade II Listed Bar/ Restaurant with 4 x double en-suite letting bedrooms.

The property is of traditional stone construction held under a multi pitched Teesdale slate tile covered roof and has been extensively restored over recent years by the Barningham Estate

The ground floor comprises the main bar area, dining room, breakfast room and cellar bar providing approximately 50 covers. There is a fully equipped commercial kitchen and male and female wcs. The bar areas incorporate stone flag floors, period timber panelling, traditional oak ceiling beams and a range of traditional furniture and antique decoration.

There are 4 x double letting bedrooms held over the first floor. Each bedroom is fully furnished and incorporates an en-suite bathroom with panoramic views across the surrounding country side.

The Milbank arms is heated by way of an Estate operated bio-mass boiler.

External

- External seating areas front and rear with Argentinian barbecue/ spit and Pizza Oven
- Private car park for approximately 40 vehicles.

ACCOMMODATION

Ground Floor		
Bar/ Rest/ Sales	92.74sq.m.	998sq.ft.
Kitchen	38.29sq.m.	412sq.ft.
Total	131.03sq.m.	1,410sq.ft.
First Floor	4 x En-Suite Letting Bedrooms	



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

THE OPPORTUNITY

The Milbank Arms provides a unique “TURN KEY” catering and hospitality opportunity within the tranquil village of Barningham. The location benefits from a wide catchment and there is a wealth of visitor attractions, public footpaths and open countryside to explore in the vicinity. The Barningham Estate hosts around 25 Shoots across the season providing immediate hospitality opportunities.

The Milbank Arms is likely to appeal to an established operator with experience in the hospitality sector. A proven track record and impeccable reputation are essential.

LEASE TERMS

A new lease is available drawn on internal repairing and insuring terms (to include external re-decoration) for a term of years to be agreed. The lease shall be excluded from the security of tenure provisions of S.24-S.28 of the Landlord and Tenant Act 1954.

A security deposit will be held by the Landlord throughout the term of the lease. The level of deposit shall depend on the financial and business references provided by the tenant (est. 6-12 months rent)

COSTS

The incoming tenant will be responsible for the Landlord’s reasonable legal costs plus VAT incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

We understand from investigation on the VOA website that the property is recorded in the current rating list at £10,900. Interested parties are advised to direct further enquiries with respect to Business Rates to the Local Rating Authority.

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

TBC



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars (“information”) may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS