




# The Saxon Inn

Bed & Breakfast, Public House & Restaurant -Durham



  
blacks

business brokers

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Freehold: £695,000

Ref 5505

- FREEHOLD AND BUSINESS FOR SALE
- Accounts Available 31 March 2022
- Annual Gross Profit £266,150
- Turnover Over Increasing Due To B&B
- Investment Of Over £300,000 In 2018
- \*\*Includes 3 Bed House Adjacent\*\*
- EPC - C
- Extensively Renovated and Refurbished Properties
- Annual Turnover £392,933
- £110000 Additional Refurbishment in 2020
- 9 Double En-Suite Bedrooms
- Same Owner Since 2000
- Request Details of 3-D VIDEO

## The Saxon Inn

1 Saxon Green Escomb, Bishop Auckland, Durham, DL14  
7SY

### Description

#### REF 5505 – Freehold Pub & Restaurant

Blacks Business Brokers are proud to bring to the market this freehold pub and restaurant located in the much sought after area of Escomb, Bishop Auckland. In addition to the pub, there is now a 3 Bedroom Adjacent Property included in the sale.

#### INTRODUCTION

The Saxon Inn has been in operation for over 400 years here on Saxon Green and over that time it has firmly established itself within the local community. Our client has been in ownership here since 2000 and has enjoyed this exceptionally popular pub, with loyal customer base and great reputation.

#### LOCATION

Escomb is a village on the River Wear close to Bishop Auckland. The area is well populated and very much sought after. This business is situated in the heart of the village, within an affluent residential area.

#### REASON FOR SALE

The business is only being offered for sale due to retirement, opening up an exciting opportunity for a new owner to enjoy this busy and popular pub.

#### LEASE

This is a freehold sale. No lease details applicable.

#### BUILDING LAYOUT AND DESIGN

The business is housed within a beautiful, centuries old property, with manicured and pretty surroundings. This elevated corner location gives the building a real feel of grandeur before even seeing inside. The position within a historic village means that the business benefits from both local trade and tourism. To the rear of the building is a large, private car park for patron use. Inside, the pub area is cosy and welcoming with a traditional feel and bar. The restaurant area is more modern, with spotlights, colour themed décor and matching accessories – the business offers seating for 72, 40 of which are in the restaurant and 32 in the lounge diner. The building also benefits from a beer cellar and garage. All areas are well presented. The property expanded the building in November 2018 adding in a bed and breakfast, with 9 brand new double en suite bedrooms.

#### STAFF

The business currently has eleven members of staff in place on PAYE contracts.

#### FINANCIAL DETAILS

Financial details are available upon a viewing of the business and the business has traded solidly over its trading history. Annual Accounts Available 31 March 2022, Annual Turnover £392,933 Annual Gross Profit £266,150. Additional Refurbishment in 2020, resulting in increasing turnover with B&B (9 Double En-Suite Bedrooms). In addition to this, there has previously been investment of over £300,000 in 2018. Most customers are from the local area as one would expect, with additional passing trade from visitors and tourists to the area.

#### SUMMARY

## Financial Information

Annual Turnover: £392,521

Gross Profit: £266,150

Rent: n/a

## Fixtures & Fittings

Approx £80000 worth of fixtures and fittings

## Opening Times:

MON: 12:00 - 14:00 // 17:30 - 23:00

TUE: 12:00 - 14:00 // 17:30 - 23:00

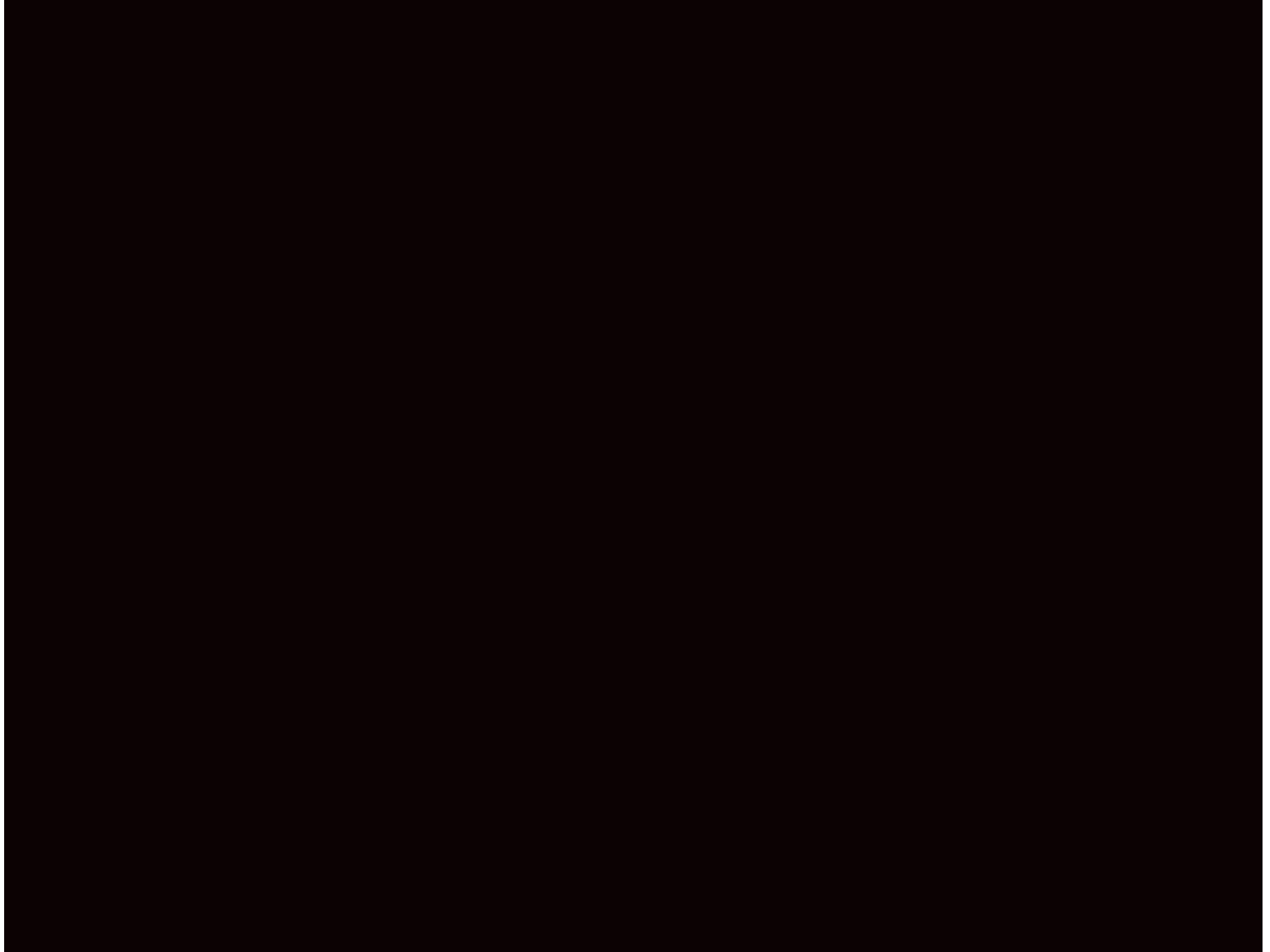
WED: 12:00 - 14:00 // 17:30 - 23:00

THU: 12:00 - 14:00 // 17:30 - 23:00

FRI: 12:00 - 14:00 // 17:30 - 23:00

SAT: 12:00 - 14:00 // 17:30 - 23:00

SUN: 12:00 - 14:00 // 17:30 - 23:00

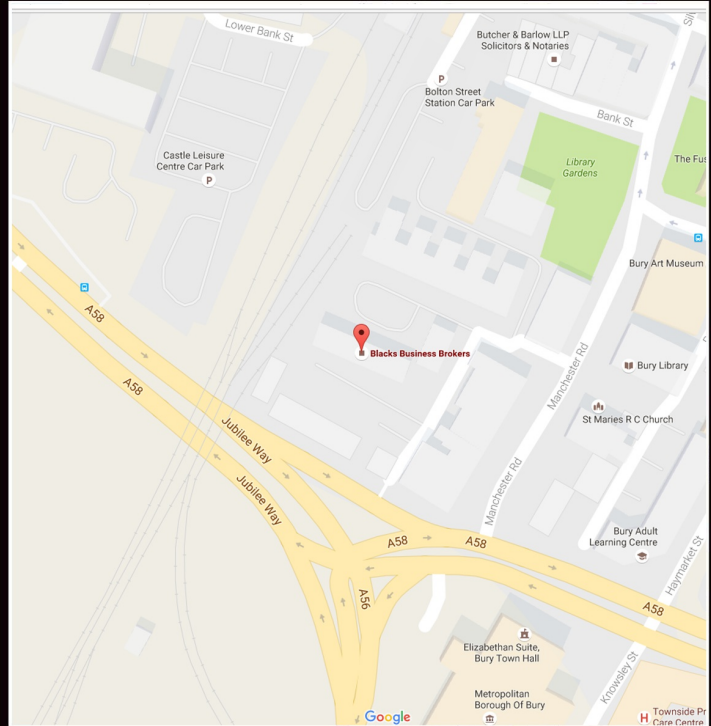


## Contact

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### FOR REASONS OF CONFIDENTIALITY, ALL VIEWING MUST BE THROUGH BLACKS BUSINESS BROKERS

#### CONDITIONS OF BLACKS BUSINESS BROKERS LTD PARTICULARS:

These particulars are provided only as a general outline of the property and are believed to be correct but their accuracy is not guaranteed and they do not form any part of the contract. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the service, appliances and specific fittings.

Applicants should make their own enquiries and the authority to make, give or imply and representation or warranty whatsoever relating to the business/property referred to above.