



GSC GRAYS

PROPERTY • ESTATES • LAND



The Strathmore Arms, Holwick

Middleton-In-Teesdale, County Durham, DL12 0NJ

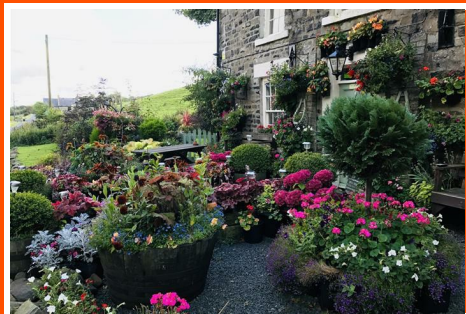
FROM £12,000 Per Annum



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Rental Amount & Bond

2 Months Rent Free. 1st Year £12,000. 2nd Year £16,000. 3rd Year £18,000 with review in the 5th Year. (All excluding VAT). The bond will be £10,000.

Lease Term

5 Year Fully Insuring & Repairing Lease.

Fixtures and Fittings

Fixtures and fittings are available by separate negotiation. £15,000.

Situation & Amenities

The Strathmore Arms is ideally located to take advantage of nearby beauty spots including Low Force, High Force, the Pennine Way and the River Tees. Middleton in Teesdale 3 miles, Barnard Castle 13 miles, Kirky Stephen 21 miles, Darlington 27 miles, Penrith 38 miles. All distances are approximate. Nearby Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. Middleton-in-Teesdale is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the area is at Middleton-in-Teesdale whilst a state secondary school with sixth form, public school and prep school is at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

Description

The Strathmore Arms is a upper Teesdale public house rich in history and character. The property has a bar/lounge, two snug rooms, public toilets, catering kitchen, beer cellar,

first floor landing giving access to four en-suite guest bedrooms along with a door opening into the staff accommodation comprising of a spacious living room, kitchen, two bedrooms and a bathroom.

Externally

The Strathmore Arms sits on an excellent sized plot with ample car parking facilities across the road, beer garden to the side. The areas shaded blue on the plan are excluded from the let. The red areas show the extent of what it to be let.

VAT

VAT is chargeable on the rent.

Services

Mains electricity and water. Oil fired central heating. Drainage is to a septic tank.

Use Class

The unit is currently classed as A3.

Business Rates

Business rates (rateable value) is £4,350 effective from 1st April 2017.

Commercial EPC

A full copy of the commercial EPC (Energy Performance Certificate) is available on request from the agents GSC Grays, Barnard Castle. The rating is C 75.

Local Authority

Durham County Council.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct

but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Wayleaves, Easements & Rights of Way

The Strathmore Arms is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Viewings

Strictly by appointment via GSC Grays.

Particulars

Particulars written April 2021. Photographs taken Summer 2019.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their

accuracy by inspection or otherwise.

3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.

4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.

5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.

6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Strathmore Arms Holwick



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is.