

FREEHOLD FOR SALE - GUIDE PRICE £150,000

# TIMES INN, STOCKTON ROAD, DALTON LE DALE, SR7 8QA



## Key Highlights

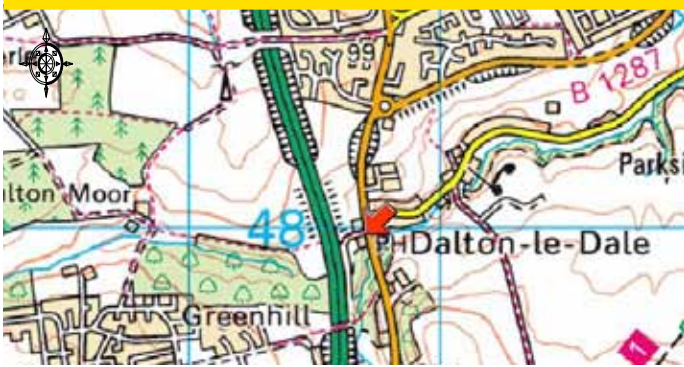
- Freehold public house with vacant possession
- Site extends to 0.12 hectares (0.30 acres)
- Large car park for 15 vehicles
- Beer garden to the side elevation
- Three bedroom managers accommodation

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

+44 (0) 203 428 2942

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## Location

The property is located in the village of Dalton-le-Dale, County Durham, 10.1 kilometres (6.3 miles) south of Sunderland, 17.0 kilometres (10.6 miles) north east of Durham and 19.8 kilometres (12.3 miles) north west of Hartlepool.

The Times Inn is situated in the village of Dalton-le-Dale on the B1285 which provides access to Sunderland to the north and Middlesbrough to the south via the A19. The property is situated in a semi-rural residential area with local facilities including The Church of Saint Andrew.

Seaham train station is located 2.4 kilometres (1.5 miles) to the north east which provides services to Newcastle in approximately 30 minutes.

## Description

The property comprises a two storey, above basement, detached building with a single storey extension to the rear elevation. The Times Inn has shingle and painted elevations beneath a pitched tiled roof.

Externally there is a beer garden to the side elevation with seating on loose tables and chairs for 9 customers.

The car park to the rear elevation has parking for approximately 15 vehicles.

## Accommodation

Internally the trading area is situated at ground floor level, with a central bar servery and seating on a mix of loose tables, chairs, sofas and benches for 70 customers. To the rear are ladies and gentlemen's toilets and a trade kitchen. The beer cellar is located at basement level.

The first floor is accessed from behind the bar servery and comprises three double rooms, living room, kitchen and bathroom.

The site extends to 0.12 hectares (0.30 acres).

## Tenure

Freehold.

## Contact

**Sam Cross**  
+44(0) 203 428 2942  
pubs.uk@savills.com

**Stuart Stares**  
+44(0) 207 299 3088  
sstares@savills.com

## Guide Price

Unconditional offers are invited in the order of £150,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £8,100.

## Planning

The property is not listed and is not situated within a conservation area.

## Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the premises is permitted to sell alcohol under the following hours:

- Monday to Saturday - 11:00 - 01:00
- Sunday - 12:00 - 00:00

## Fixtures & Fittings

The fixtures and fittings may be available by way of separate negotiation.

## The Business

The pub is currently open and trading but can be provided with vacant possession on completion.

## Energy Performance

A B-44 EPC rating has been calculated.

## Viewings

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

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