



Commercial Development in DL17

Chilton Lane, Ferryhill, Durham, DL17 0DH

£175,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Turnover y/e 2026 £150k
- ✓ 5* EHA Rated Commercial Kitchen
- ✓ Family-Owned for over 19 years
- ✓ 2 Bedroom Owner's
- ✓ All Certificates and Compliances Up-to-Date

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

We are delighted to bring to the market this award-winning freehold public house and microbrewery, located in Ferryhill, Durham.

Situated centrally within the local community, this property would make a fantastic investment for the next purchaser.

The vendors have advised they will look to offer the inventory and/or business for purchase to the successful buyer.

Please contact us for further details.

Please note we have not inspected this property.

Price: Starting Bid £175,000

Property Type: Commercial Development

Business Type: Pubs

Parking: Allocated

Location

Centrally located in County Durham, DL17 0DH
Just 2 minutes from J60 of the A1M
Ideally situated between Durham, Darlington, Bishop Auckland, Sedgefield, Spennymoor
20 minutes from Durham and Darlington Train Stations
25 minutes from Durham Tees Valley International Airport

Accommodation

Lounge - seating for approx. 40
Main bar area - seating approx. 45
Dining room - seating approx. 35
Self contained function room - seating approx. 60

Owner's accommodation, comprising -

- Living Room
- Kitchen/Dining/Office
- 2x Bedrooms
- Bathroom
- Private Outside Balcony
- Walk-in Storage Cupboard
- Centrally-heated, Double Glazed.

Cellar

- Large, comprised of 3-separate areas
- Air-conditioned Tap Room
- 2x Storage Rooms
- All equipment Supplier-maintained free-of-charge

Kitchen:

- Double-sided
 - Areas for Cooking & Food Prep
 - Extractor System
 - Includes numerous appliances
 - 5* Environmental Health Authority Rated
 - All inventory included.
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Rateable Value

Current rateable value (1 April 2026 to present)
£2,500

The Yard Of Ale Brewing Co Ltd R/o Surtees Arms:
Current rateable value (1 April 2026 to present)
£1,575

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Sourced from VOA.

Council Tax

Flat - Band A.

Tenure

Freehold, title number DU113883.

EPC

Rating C.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Chilton Lane, Ferryhill, Durham, DL17 0DH

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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