



**FOR SALE – Former public house with licence**

Imperial Hotel, 81 Front Street, Stanley, Durham, DH9 0TB

**Naylors**   
**Gavin Black**  
Commercial Property People

- Grade II Listed (No empty property rates)
- Full on -licence.

### Location

Stanley is located in County Durham between Chester le Street and Consett and with easy links to Newcastle upon Tyne and Durham. Stanley is a commuter town to Newcastle which is just 10 miles to the north east and Durham 9 miles to the South East.

The property is located on Front Street in a primarily retail pitch with traders such as Greggs, Specsavers and a number of Estate Agents locating close by. There is an Asda and Iceland supermarket within close proximity.

### Description

The property comprises a Grade II Listed building over 3 floors, generally open plan in nature with former residential accommodation on top floor. There is ample close by free parking available close to the property.

### Accommodation

	Sq Ft	Sq M
Ground Floor	2,645	245.9
First Floor	1,597	148.5
Second Floor	Redundant 4 bed managers flat	
<b>Total</b>	<b>4,242</b>	<b>394.4</b>

### Price

On Application

### EPC

The property has an EPC rating C.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

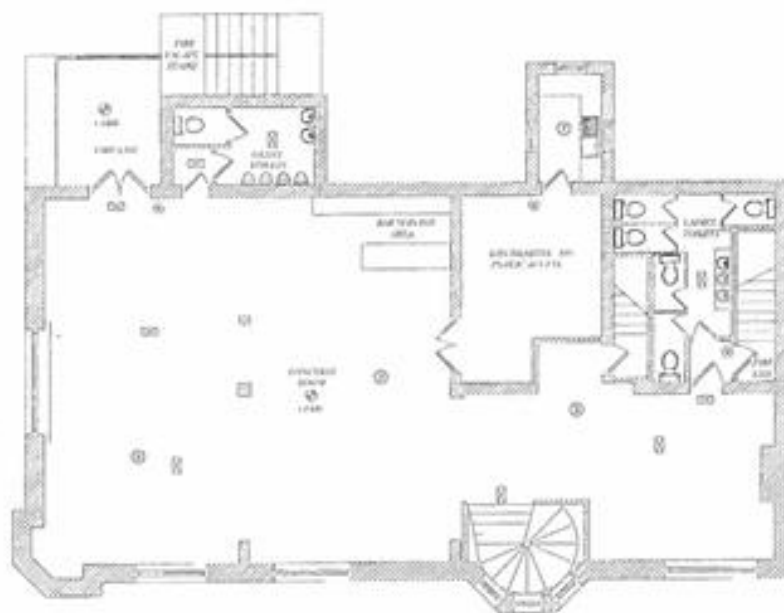
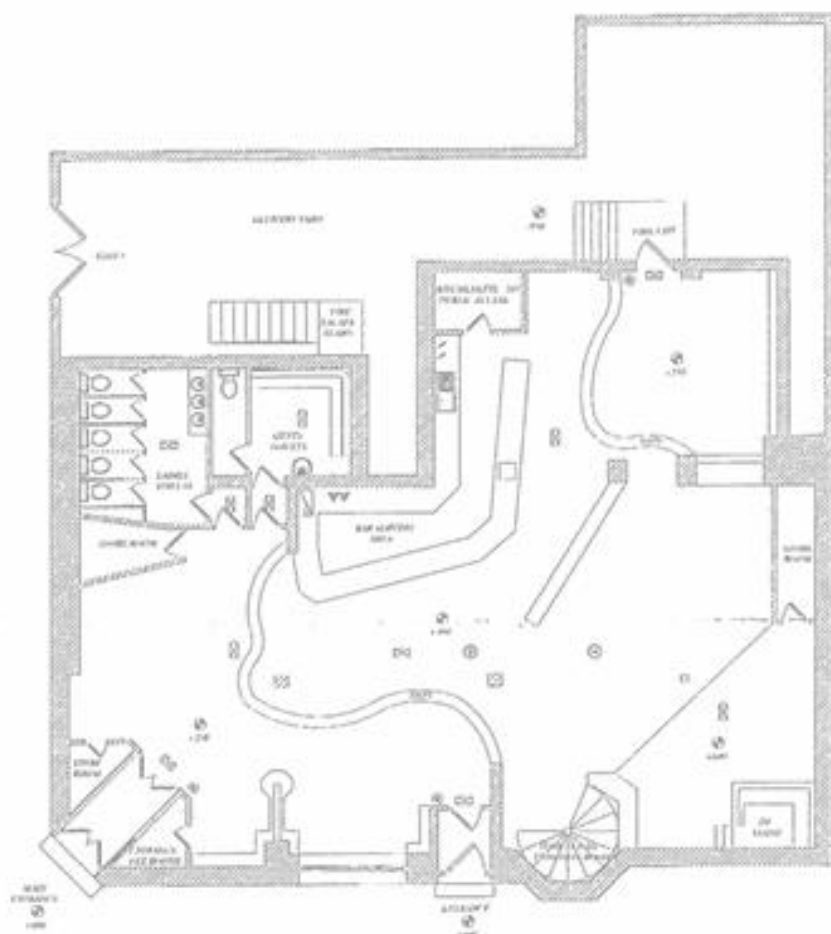
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### For further information please contact:

Fergus Laird  
Tel: 07768063109







LEGEND	
	FIRE BLANKET
	MANUAL FIRE PUMP AND HOSE
	EXIT DIRECTION
	FIRE EXTINGUISHER
	FIRE ALARM BUTTON FOR BELL
	FIRE ALARM CONTROL PANEL AND SMOKE DETECTOR OR PANEL AND SMOKE DETECTOR
	FIRE ALARM CONTROL PANEL
	FLOOR LEVEL HEIGHT OF BUILDING
	BUILDING ENTRANCE
	MAIN ENTRANCE OF BUILDING

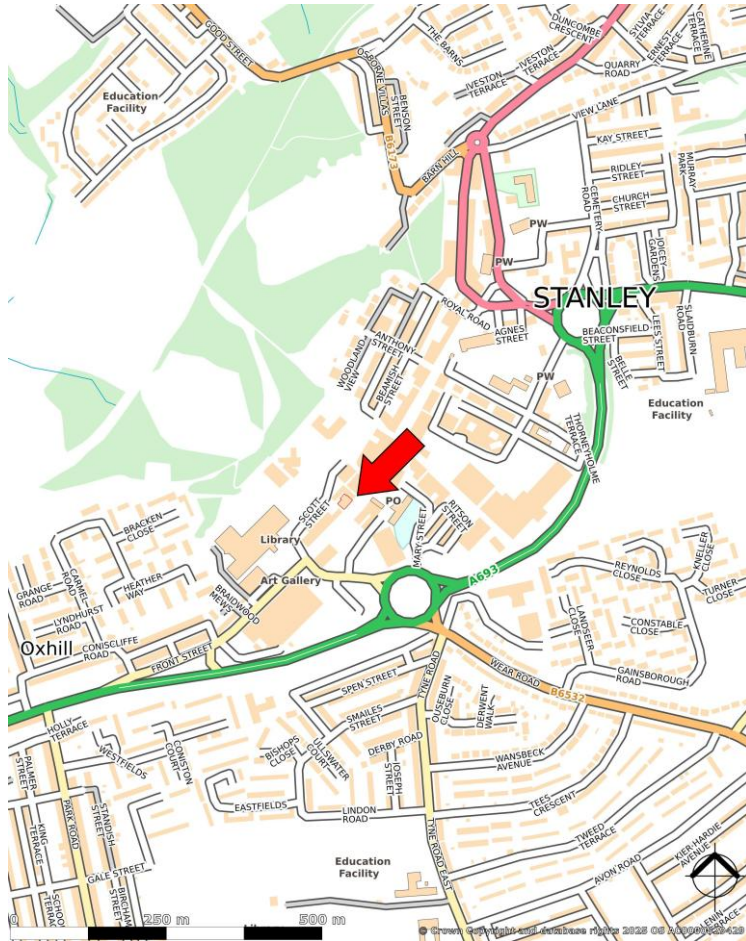
### PREMISE LOCATION

TIME PREMIER IS LOCATED ON  
FRONT STREET STANLEY  
IMPERIAL.

FORWARD ACCESS IT VIA THE MAIN  
ENTRANCE ONLY AS MARKED ON  
THE FLYPOST

[illegible]





NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

**Naylor's**  
**Gavin Black**  
 Commercial Property People