



**Ref: 3724 - The Saxon Inn**



1 Saxon Green  
Escomb  
Bishop Auckland  
County Durham  
DL14 7SY

**FREEHOLD GUEST HOUSE/PUBLIC HOUSE - COUNTY DURHAM**

**Advised turnover for 2022 £470,000**

**Situated in the quaint village of Escomb**

**Separate 3 bedroom house for owners accommodation at rear of property**

**Early viewing highly recommended**

**9 new double, family & twin en-suite bedrooms**

**Ideal partnership opportunity**

**Genuine reason for sale**

**<https://tours.newcrest360.co.uk/saxon-inn/>**

**FREEHOLD**



**ASKING PRICE  
£695,000 Plus SAV**

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### Location

The business is located in the village of Escomb just outside the town of Bishop Auckland in County Durham. It is surrounded by a wealth of commercial and residential properties generating a high amount of passing trade. The guest house/public house is situated close to the oldest Saxon church in the UK which attracts a high amount of visitors each year. It is within easy reach of the local train station and is located close to the main bus route providing easy access. Bishop Auckland is a civil parish and market town in the northeast of England, it is situated approximately 12 miles northwest of Darlington and 12 miles southwest of Durham. Bishop Auckland is reached easily and is served well by both road and rail links, the A66, A68 and A689 provide easy access whilst the A1 provides further access to the UK's wider motorway network.

### Business History

Online Business Sales are delighted to offer for sale this superb guest house/public house which has been established for many centuries and has been in the careful hands of our clients for the last 20 years. Our clients are reluctantly offering the business to the market due to a desire to take well deserved retirement. Since our clients took ownership of the business they have invested time and money in the business and premises to the point where it is in full walk in condition. Over the last 4 years the owners have completed a £500,000 investment in the business & property with the addition of the letting rooms, car park & kitchen extension. The public areas have also seen a full refurbishment. Our clients inform us that the turnover for 2022 is £470,000 which is derived from the sale of a selection of beers, wines and spirits in addition to light bar snacks as well as offering a popular hot & cold food menu. The business also offers accommodation in the form of 9 en-suite letting rooms. Our clients are continuously developing and improving the facilities. The business trades completely free of any brewery tie which is a rarity and as such the profit margins are above industry standards. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as this superb business is not to be missed.

### Financial Profile

We are advised an annual turnover of £470,000

### Tenure

We are advised freehold

### Opening Hours

Bar:  
Monday - Saturday: 11am - 11pm  
Sunday: 12pm - 11pm  
Food served:  
Breakfast 7.30am to 9.30am  
Lunch 12noon to 2pm  
Dinner 5.30pm to 8.30pm

### Accommodation

Well presented detached characterful property, with separate 3 bed house for owners accommodation; briefly comprising:

#### GROUND FLOOR

Secure entrance leading to:

Public bar and games room  
Open plan lounge  
Fitted central bar servery  
Ample dining tables & chairs for approximately 70 covers  
Fully fitted kitchen  
Ladies & gents toilet facilities - newly refurbished  
Access to beer cellar  
Separate restaurant

#### FIRST FLOOR

9 ensuite letting rooms, (double, family & twin)

#### EXTERNAL

Patio area  
Garden

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

### Energy Performance Asset Rating

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

71 This is how energy efficient the building is.