

BRIDGEWATER ARMS

WINSTON
DARLINGTON
DL2 3RN



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

BRIDGEWATER ARMS

WINSTON, DARLINGTON
DL2 3RN

APPROXIMATE MILEAGES

Barnard Castle 6 miles - Darlington 10 miles - Bishop
Auckland 11.4 miles Newton Aycliffe 14 miles -
Spennymoor 15 miles - Middlesborough 26.7 miles

PROPERTY SUMMARY

George F. White are pleased to present the
Bridgewater Arms, a fully furnished, newly available
letting opportunity located in Winston, Darlington.

ASKING RENT £35,000





Windsor School
JACK & THE BEANSTALKER
13th December 1957

Cast
2/6d Adults
Jack - Vivienne Brown
Giant - John Kirkup
Butterfly - John Kirkup
Teddy Boy - Gordon Clennell
Passers By - Neil Ord
Gillian Flintoff
Pauline Payne
Jack's Mother - Dianne Chapman
Giant's Housekeeper - Susan Wox
and David Clennell
Teddy Girl - Maureen Hedley
Fairies and Pixies
Boynton, Eileen Hedley, Paul Hunter,
David Boynton, Marjorie Clennell.
Harp - Marjorie Stanwix
Pedlar - Brian Smith
Musical Arrangements by Mrs F.M. Jackson - Script by Mr. K. Ord Headmaster

Small Bubbles
Prosecco 1/2 bottle
- £6
Champagne - £10

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Summary

George F. White are pleased to present the Bridgewater Arms, a fully furnished, newly available letting in Winston, Darlington.

Location

Bridgewater Arms is situated in the village of Winston, located to the west of the River Tees. Winston is a short distance from both the A1 (M) and A66, nearby to neighbouring cities including Darlington with a population of approximately 109,000. This village is surrounded by a large amount of farmland, and residential villages.

The Property

The Bridgewater Arms comprises an approximate net internal area of 286.5m² (3,084 sq. ft), including a large car park to the front holding approximately 30 car parking spaces. This detached stone construction is a traditional pub which has attractive, charming décor with large windows allowing for light to be exposed throughout. The ground floor contains a large dining area, spacious preparation

kitchen, walk in freezer, fully equipped bar, storage, beer cellar, and male & female WC facilities.

Private residential accommodation approximately 75m² (807.3 sq. ft) is located on the second storey with the measurements as follows:

Kitchen: 45m²

Bedroom 1: 13.7m²

Bedroom 2: 7.9m²

Shower Room: 16.7m²

Bathroom: 7.4m²

Fixtures and Fittings

We have been advised that the majority of the fixtures and fittings are owned outright, and will be included in the letting, subject to an inventory. We are advised that the trade fixtures and fittings are substantially free from loan, lease or hire purchase agreement.

Access

This site has access from B6274 onto the A67, being in close proximity to the A1 (M).







EPC

This property has been certified with an EPC Rating of D until August 2023.

Rateable Value

The current rateable value as of the 1st of April 2023 is £11,500.

Services

It is understood the site holds connections to relevant services, however purchasers are recommended to seek independent advice as to the availability, suitability of existing and cost of connection of services to meet their requirements.

Local Authority

Darlington Borough Council

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 tenant.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures are exclusive of VAT where chargeable.

Terms

The premises are available at a rent of £35,000 per annum (exclusive). All other terms are to be agreed by negotiation.

What3Words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///skewing.gilding.images

Viewings

Viewings are strictly by prior appointment with George F. White.

Key Contacts

For further information, please contact:

Ocean Atkinson 07545920905 /
oceanatkinson@georgefwhite.co.uk

Danielle Clough 07590183178 /
danielleclough@georgefwhite.co.uk



Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions / boundaries are approximate. The mention of fixtures, fittings & / or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.

Further Information

The information below is available online to view and/or download.

- Site Photography

Where content has been created by a third party George F. White is not responsible for the content provided and interested parties are advised to make their own enquiries relating to the property to ensure the accuracy of all information.

