



The Half Moon

Front Street North, Quarrington Hill, County Durham DH6 4QG

- Detached Public House with First Floor 2 Bedroom Flat
- Large Garage & Beer Garden
- Floor Area 200 sq. m. (2,162 sq. ft.)
- Suitable for a Variety of Uses stpp
- Prominent Corner Position
- Freehold Title

Auction Guide Price £90,000 + vat

For Sale by Auction. Live Online Auction, bidding starts Thursday 30th May 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on the corner of Church Street and Front Street (B6291) the main road running through Quarrington Hill a village in County Durham.

Description

We are delighted to bring to the market this detached two storey plus basement former public house with first floor 2 bedroom flat. It benefits from a beer garden to the rear and large garage. The property could be re-opened as a public house or converted to other uses subject to the correct planning consents.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor		
Bar Area	47.52	511.50
Function Room	33.33	358.76
Ladies W/C	5.19	55.86
Men's W/C	5.55	59.73
First Floor		
Living Room	14.12	151.98
Kitchen	17.6	189.44
Bedroom	13.75	148.0
Bedroom	7.34	79.0
Bathroom	5.46	58.77
Basement		
Beer Cellar	18.0	193.75
External		
Garage	30.19	324.96
Store	2.86	30.78
Net Internal	200.91	2,162.5

Viewing

Strictly by appointment through this office.

Tenure

Freehold

Auction Guide Price

£90,000 + vat

Rateable Value

The 2024 Rating List entry is Rateable Value £2,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates.

We advise to seek verification of the above from the Local Rating Authority.

Council Tax

Band A

Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

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Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: H986 (Version 1)

Prepared: 11th April 2024

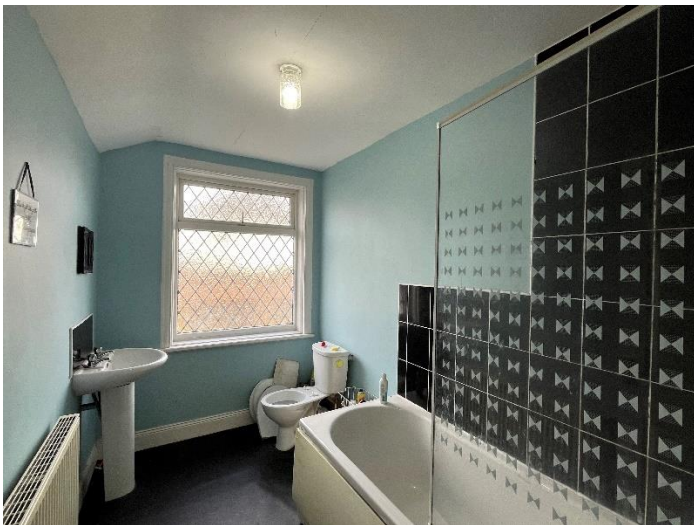
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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