

Hotel/Residential Development Opportunity For Sale/To Let



Farnley Tower Hotel,
The Avenue, Durham,
DH1 4DX

Bradley Hall

0191 232 8080

newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

1 Hood Street, Newcastle upon Tyne NE1 6JQ



Key info



GUIDE PRICE OF
£1,750,000

Whilst a Freehold sale is preferred our client would give consideration to granting a lease with terms to be agreed.



Located on the
Outskirts of
Durham City
Centre



17 en-suite
rooms



10 minute walk
from Durham
City Centre



Freehold or
Leasehold



EPC Rating to
be assessed



Total Size
approximately
7,104 sq. ft.

Location & Description

Farnley Tower is situated on The Avenue, Durham, arguably one of the best private residential addresses in the city. The property is a prominent and unique building located just a short 10 minute walk from Durham City Centre.

Durham hosts a range of amenities including restaurants, bars, shops, cafes and tourist attractions such as Durham Castle and Durham Cathedral.

The property is a Victorian mansion, boasting with unique architecture and history. The property comprises 17 en-suite rooms, with views of Durham Castle and Durham Cathedral. Farnley Tower is arranged over four floors. The bar and restaurant, reception area and five bedrooms are located on the ground floor, followed by a further bedroom on the half landing. The further 11 bedrooms are arranged throughout the remaining two floors.





Rating Assessment

The rateable value of the premises as at 1 April 2023 is £15,900 and the estimated rates payable for the current year is £7,934.10 This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

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

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IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon.

Tel: 0191 282 8080

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mae.gordon@bradleyhall.co.uk

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