

# DUN COW

OLD ELVET, DURHAM, DH1 3HN

**FREEHOLD PUBLIC HOUSE  
INVESTMENT FOR SALE**

**savills**



DUN CO



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DURHAM

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## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Dun Cow (Durham) Limited
- Property arranged over three levels: basement, ground and first floors
- Site extending to 0.058 acres
- Current rent of £43,214 per annum
- Lease expires December 2032
- The rent is subject to five yearly open market reviews and annual RPI increases capped at 3% (except in the open market review year)
- **We are instructed to invite offers in excess of £525,000 (7.85% NIY)**
- Business unaffected by sale

## LOCATION

Located in the city of Durham in County Durham, 18.4 miles (29.4 kilometres) south of Newcastle and 25.9 miles (41.4 kilometres) north of Newcastle upon Tyne.

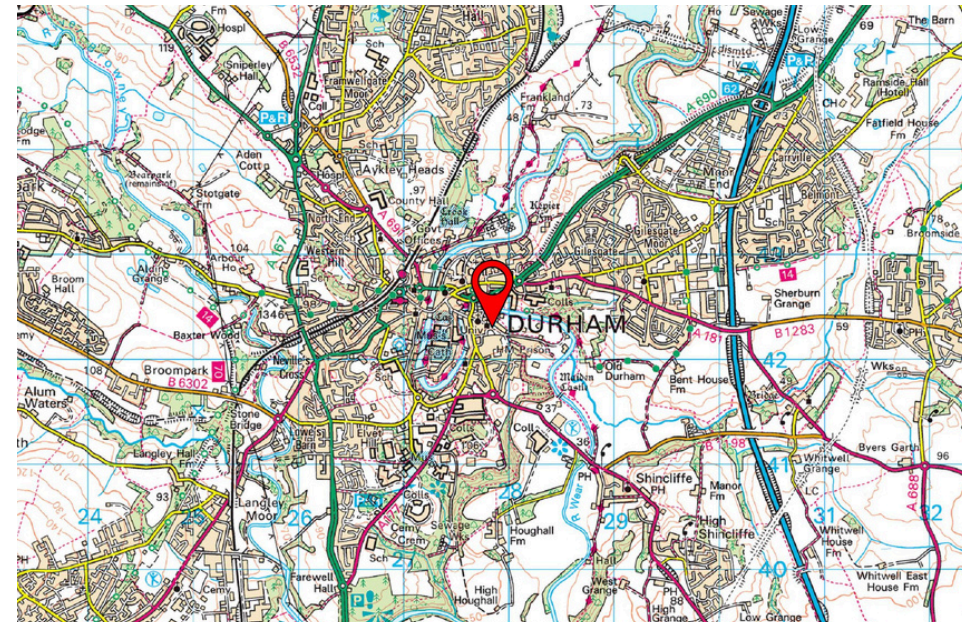
The Dun Cow Inn is situated fronting Old Elvet in a mixed residential and commercial area, approximately 0.5 kilometres east of Durham Castle. Nearby occupiers include the Half Moon (Mitchells & Butlers) and the Durham Royal County Hotel.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey mid-terraced building with painted brick and stone elevations beneath a pitched and hipped roof.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

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**Ground Floor:** The ground floor provides a two room trading area with an inter-linking bar servery and seating on loose tables, chairs and bench seating for 55 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

**First Floor:** The first floor comprises office and the managers flat with a bathroom and kitchen.

**Basement:** The basement provides a cellar and stores.

**Externally:** There is an enclosed area to the rear with smoking shelter and customer WC's.

## TENURE

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The property is held freehold (Title Number DU244861).

## TENANCY

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The entire property is let to Dun Cow (Durham) Ltd on a lease expiring 14 December 2032 at a current rent of £43,214 per annum which is subject to five yearly open market reviews and annual RPI increases capped at 3% (except in the open market review year). A rent deposit of £10,446 is held by the landlord.

## PLANNING

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The property is Grade II Listed and is situated within the Durham City Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

D - 87

## TERMS

We are instructed to invite offers in excess of £525,000 (7.85% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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