



The Split Chimp Tavern 30 Astley Road Seaton Delaval NE25 0DG

- Business For Sale
- Town Centre Locality
- Perfect Opportunity
- Huge Potential
- All fixtures and fittings included
- Micropub
- Well Equipped
- Licensed to open 7 days a week
- Well Maintained
- Rent £700 pcm

£25,000





Business for sale

The Split Chimp Tavern is a fantastic opportunity to invest in a well established high trading micropub benefiting from being centrally located with no direct competition. The pub is decorated in a traditional yet modern style and is well maintained. The bar can comfortably seat 35 but has a legal capacity to hold 60.

The pub is licensed to open 7 days a week from 12pm-11pm with an extended license to open until 1:30am on New Years Eve/Day (1st January)

Rent £700 per calendar month

Internal Details

The pub is decorated in a traditional yet modern style and is well maintained. The pub consists of a public area, unisex toilet, bar, self-contained cellar, kitchen and rear yard with additional storage.

This pub is a great business and has a lot of regulars that enjoy the friendly atmosphere.

The public area has ample seating and has a warm and inviting feel to it and is situated at ground floor level.

To the side of the public area, there is a unisex toilet with separate wash hand basin.

The bar area is well equipped with fridges, shelving, three hand pulls, six keg lines and CCTV. There is direct access to a self-contained cellar with six out remote chiller and Rivacold block system.

Behind the bar area there is a kitchen area with stainless steel sink unit with mixer tap, worktops, two floor units, glass washer, ice maker, fridge, hand wash basin, wall mounted central heating boiler.

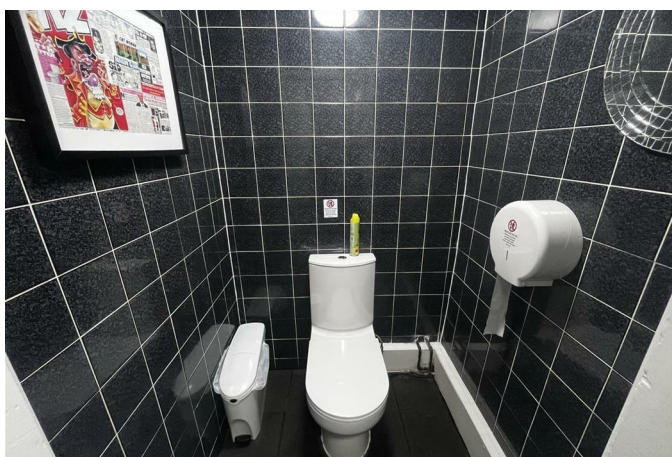
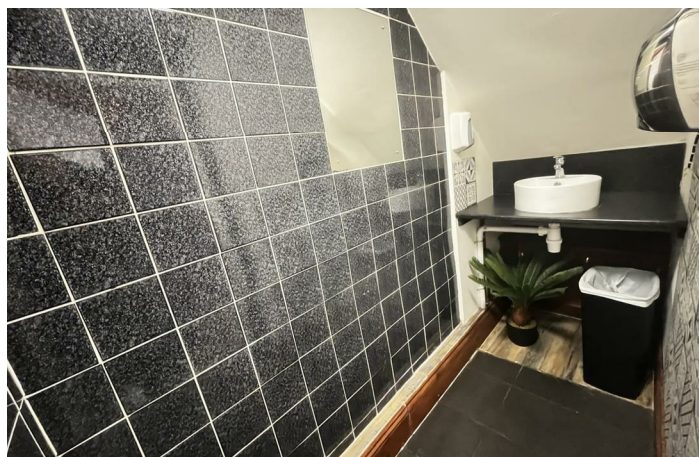
There is a UPVC door leading to a private rear yard with a large storage shed and commercial bins.

Fixtures & Fittings

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

Business Rates

Confirmation of actual business rates payable should be obtained from the local authority.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.