



**TO LET /
MAY SELL**

**VILLAGE PUBLIC HOUSE / BED & BREAKFAST
THE OLD MILL, KNITSLEY, CONSETT, DH8 9EL**

SW
Sanderson
Weatherall

Description

The subject property comprises an attractive and characterful former mill building of traditional stone construction, set beneath a pitched roof and retaining a wealth of original features consistent with its heritage. The property occupies a scenic riverside setting, with the watercourse running adjacent to the building, creating a distinctive and tranquil environment that enhances its appeal as a hospitality destination.

Internally, the accommodation is arranged to provide a well-established bed and breakfast and licensed restaurant/bar operation. Guest accommodation is provided across six letting rooms, complemented by dining and bar areas capable of accommodating approximately 60 covers. The property also benefits from a commercial kitchen and associated ancillary space, supporting its ongoing use within the hospitality sector.

Externally, there is an attractive outdoor terrace area overlooking the river, offering additional seating and trading space, particularly suited to the summer months. The site extends to include ample on-site car parking provision, ensuring convenience for visitors and staff alike.

The Old Mill presents a versatile opportunity suitable for a variety of uses, including continued hospitality, leisure or alternative commercial applications, and may lend itself to uses such as a boutique wedding venue or events space, subject to obtaining the necessary planning consents.

The fixtures and fittings are to be included with any letting of the property if required.



Location

The Old Mill occupies an attractive semi-rural position within the hamlet of Knitsley, situated just to the south of Consett in the heart of County Durham. The property is set within a picturesque wooded valley, benefitting from a tranquil environment whilst remaining highly accessible. The immediate area is well known for leisure and tourism uses, with neighbouring attractions including the well-established Knitsley Mill Trout Fishery, which draws regular visitor footfall for angling and countryside pursuits.

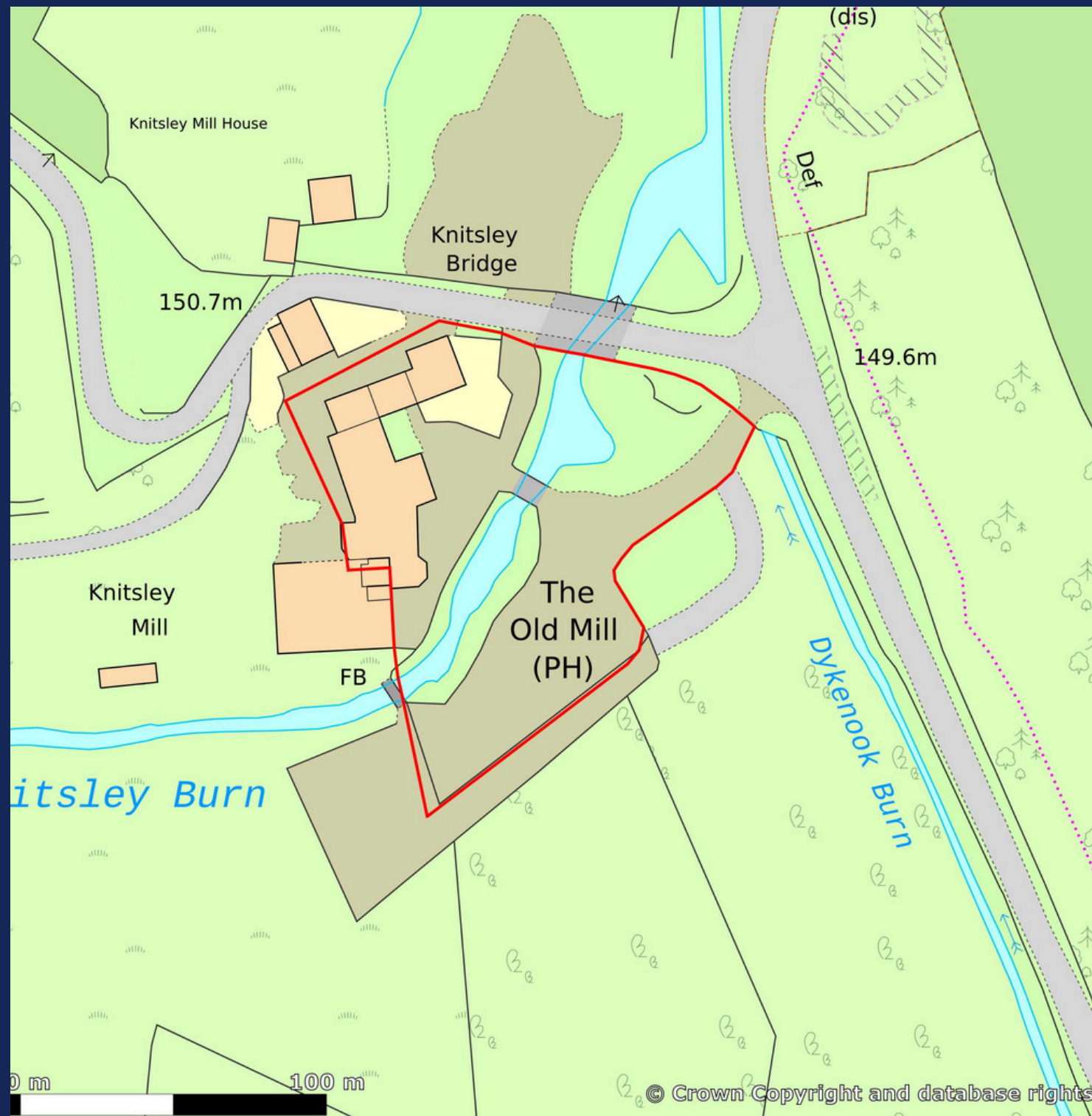
Consett Town Centre lies approximately 2–3 miles to the north, providing a wide range of amenities including national retailers, supermarkets and local services. The property also benefits from good connectivity to the wider region, with convenient access to the A68, a key arterial route linking the area northwards towards Newcastle upon Tyne and southwards towards Darlington, together with onward connections to the A1(M). The surrounding area is characterised by attractive countryside and established rural destinations, making it a popular location for visitors, walkers and destination dining.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Area (NIA):

Total Area: 417.00 sq m (4,489 sq ft)

Site Area: 0.814 Acres (0.33 Hectares)



Asking Rent / Price

New lease is available on a Full Repairing and Insuring basis with terms to be agreed at an asking rent of £55,000 per annum exclusive of VAT, subject to contract.

Our client may also consider selling the freehold interest, subject to contract, with price available upon application.

Please note that our client reserves the right not to accept the highest or any offer received.

Use / Planning

We understand that the property benefits from consent for its current use that falls under Use Class E(b) / C1 of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Durham County Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £16,250

We would recommend that any interested parties make their own investigations regarding rates payable by contacting the Local Rating Authority (Durham County Council).

Energy Performance Certificate

An EPC has been commissioned via a competent Energy Assessor and will be available upon request in due course. The property previously had an energy asset rating of Band D (77) of which the EPC expired on 3 December 2021.

Anti-Money Laundering (AML)

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.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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