



The Burrow, North Road, Dipton, Stanley, DH9 9JE

Licensed Tea Room / Hospitality Premises

SUMMARY

Tenure	To Let
Size	1,130 sq ft / 104.98 sq m
Rent	£12,000 per annum
Rates Payable	£2,941.40 per annum Or £0 payable with SBRR
Rateable Value	£7,700
EPC Rating	Upon enquiry
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent position on a busy main road
- Attractive and characterful trading space
- Near-turnkey opportunity
- Furniture and equipment available subject to an agreed inventory
- Available for immediate occupation
- No business rates payable (subject to eligibility)

LOCATION

The property occupies a prominent position fronting North Road (B6168), a busy main route through Flint Hill, and benefits from good visibility to passing traffic.

Flint Hill is an established village settlement surrounded by a substantial residential catchment and is conveniently positioned for access to Dipton, Burnopfield, Annfield Plain and Stanley.

The nearby A692 provides good onward connections towards Gateshead, Newcastle upon Tyne and the Metrocentre. Travelling in the opposite direction, North Road provides convenient access towards Annfield Plain and Stanley, with onward connections to Chester-le-Street, Durham and the wider regional road network.

WHAT3WORDS

///walks.horizons.fruits

DESCRIPTION

The property comprises self-contained ground-floor commercial premises with additional usable basement accommodation, which can also be accessed from the adjoining lane. The separately accessed residential flat above does not form part of the letting.

Previously operated as a successful licensed tea room, the premises provide an attractive and characterful trading space with open customer seating, a substantial fitted service counter, decorative ceiling beams, exposed stonework, timber-effect flooring, preparation areas and WC facilities.

The accommodation offers a near-turnkey opportunity, subject to any redecoration or alterations required by an incoming operator. Selected furniture and equipment may remain for the tenant’s use, subject to an agreed inventory and specific exclusions.

A premises licence is understood to remain in place, although interested parties should confirm its terms and suitability. The property may also suit other hospitality, retail or commercial uses, subject to any necessary consents.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,022	94.95
Basement	108	10.03
Total	1,130	104.98

TERMS

The property is available immediately by way of a new lease at a quoting rent of £12,000 per annum exclusive.

The majority of the existing furniture and equipment may remain, subject to an agreed inventory, specific exclusions and separate negotiation where appropriate. Further information is available on request.

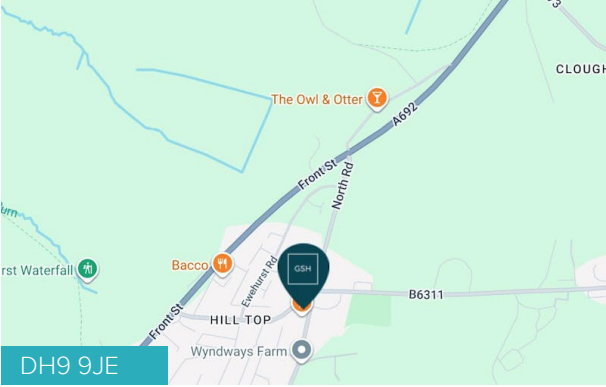
BUSINESS RATES

Rateable Value: £7,700 (effective 1 April 2026)

Qualifying occupiers may benefit from 100% small business rate relief, resulting in no rates being payable. Otherwise, the estimated liability for a retail, hospitality or leisure use is £2,941.40 per annum. Interested parties should verify the position with the Local Authority.

EPC

Awaiting EPC.



VIEWING & FURTHER INFORMATION



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