

SUBSTANTIAL PUB RESTAURANT FOR SALE DARLINGTON DL1 LEISURE SCHEME



WOOLLEN MILL, UNIT 3 FEETHAMS, DARLINGTON DL1 5RD

- Prime location on inner ring road
- Prominently situated – extensive shop front
- Circa 7,000 sq. ft on ground floor
- Fully fitted to high standard – open and trading
- Leasehold expiring 2041 – Rental offers considered for new sublease

**LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT OR POTENTIAL FOR NEW LEASE
SUBJECT TO CONTRACT** - Sole Selling Agent

COUNL495

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS
Associate Director C. Craig MSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

Darlington is a well-connected, historically rich, and strategically located north east within the town located 13 miles west of Middlesbrough and 17 miles south of Durham, and forms part of the wider Tees Valley urban area. It has a population of 107,800 (2021) and is best known for its pivotal role in railway history. The town sits directly beside the A1(M) at junctions 57-59 linking to London and Leeds. Darlington is a major stop on the East Coast Main Line (London – Edinburgh).

The Woollen Mill is prominently situated in DL1 (Feethams development) a town centre regeneration scheme on the site of the former bus depot to the south of the town centre, which opened in the Spring of 2016 and comprises a nine screen Vue cinema, 80 bed Premier Inn hotel and seven restaurants and bars. Nearby is the town hall, public offices, sports centre and 600 car parking spaces (free after 6:00pm). Nando's are also in the scheme, but five of the restaurant units are currently vacant.

[Link to Street View](#)**Description**

Forms part of the ground floor of a modern leisure development and benefits from a substantial external frontage facing the town centre inner ring road. Circa 60 external covers to the front.

Accommodation

Large open plan trade area providing circa 150 internal covers, large trade kitchen, beer cellar, dry goods store, chilled stores, glass wash area, ancillary storage, plant room, office, ladies and gentlemen's customer toilets, staff room & WC, wheelchair friendly WC and rear access for deliveries.

<https://www.hungryhorse.co.uk/pubs/durham/woollen-mill>

Floor Area: 7,000 sq. ft GIA (not measured and very approximate)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol 8am-midnight seven days a week.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £86,000 w.e.f. from April 2026.

Tenure

Held leasehold for a term expiring March 2041 at a passing rent of £117,571 subject to CPI increases every 5 years, capped and collared annually at 1-2% respectively. Tenant break March 2031. A service charge is payable.

Our client is seeking to assign their lease but would consider a subletting at a market rent or is happy to discuss a new lease with the landlord.

User: restaurant and public house within Class A3/A4 TCP Use Classes Order 1987. Fast food takeaway prohibited.

EPC – Rating B – [Link to EPC](#)

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

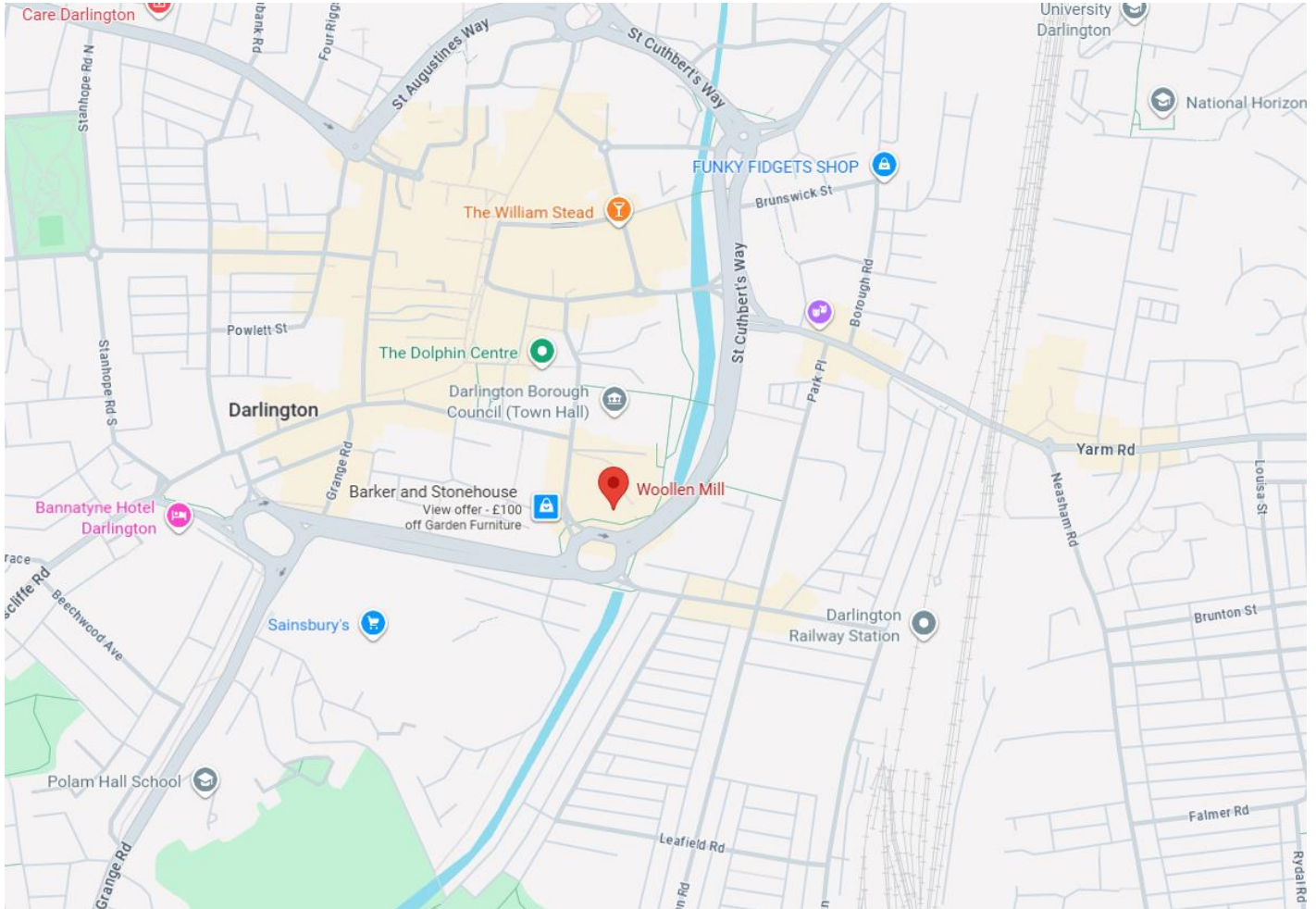
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: eren.gurpinar@agg.uk.com or Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plan

