admiral
TAVERNS



STATION, LANGLEY MOOR

LANGLEY MOOR, DH7 8JW

- Zero business rates*
- Excellent high street location
- Fantastic community local

YOUR INVESTMENT:
£5,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Station is a small, end-terrace property on the main high street passing through Langley Moor, a popular residential suburb of Durham. The Station is in a great location with a main road to the front, so it always has a strong passing trade alongside lots of other local amenities nearby meaning there is always a buzz of people on the street. Surrounding the pub, there are large residential housing areas. Langley Moor is well-connected by road. The A690 road runs through or near Langley Moor, providing access to nearby towns and cities such as Durham, Sunderland, and Newcastle upon Tyne alongside regular bus services offering services to residents to access local amenities.

Pub Layout

Upon entrance from the main street you can turn left to the main bar and right to the lounge offering locals a choice of atmospheres to enjoy. The main bar area is a mixture of low level loose seating with TV's adorning the walls showing live sports, a darts board and a small stage area for live music. The central bar to the left of the door goes between both bars via an open doorway and is stocked with premium products. Through to the back of the main bar there are ladies and gents toilets and a snug room complete with pool table for team sports and friendly competition. The lounge area is cosy and welcoming with a mixture of loose low level seating and sofas complete with soft furnishing ad carpeted throughout. The mixture of exposed brick walls against the part panelled walls create the shabby chic feel. This is a great little pub in a fantastic location and is the hub of the community and a must-stop site for the many shoppers/passers-by.

TRADING STYLE

The Station Inn is a vibrant, wet-led pub with a strong commitment to serving its local community while also drawing in passing trade. With a clear focus on what matters most to its guests—live sports, team games, live music, and great-value drink promotions—The Station Inn offers an energetic and welcoming atmosphere that keeps people coming back. By maintaining consistency, variety, and value, it continues to thrive as a trusted community hub and a favourite stop for locals and visitors alike.

ACCOMODATION

Private Accommodation

The private accommodation, located on the first floor consists of a lounge, kitchen, bathroom, office, and three large bedrooms and is in immaculate condition.

FINANCIAL

Annual Rent: £10,400
Security Deposit: Initial deposit of £3,000 building up to £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: Free of tie on wines, spirits & minerals. Tie release fee applicable
For a breakdown on financial information, please refer to the 'Additional Info' tab.

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BDM VISION

The Station Inn presents a prime opportunity for the right licensee to build on its strong local reputation while capitalizing on high levels of passing trade. Admiral Taverns is seeking a licensee with deep local knowledge and a genuine passion for community-focused pubs. Success at this site hinges on a clear understanding of local needs and preferences, with an emphasis on delivering value-driven offers across both drinks and coffee categories—critical in an area where affordability matters. A dynamic and engaging weekend events calendar will be essential in drawing in crowds and maintaining excitement, supported by a robust marketing strategy and active social media presence to maximize reach and engagement. With the right licensee, The Station Inn can continue to thrive as the lively, welcoming community hub it is known and loved for.