



The Lifeboat Inn & Harbour Restaurant

Senhouse Street, Maryport, Cumbria, CA15 6AB

Freehold £299,000

- Cumbrian coastal village
- Quayside public house
- Main Bar (20), Restaurant (50)
- Front and rear trade gardens
- Over 1,000 covers per week
- Net profits £180,000 Y/E March 2022
- 3 bed house available in addition

Ref: 93926

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**Sidney
Phillips**



LOCATION

The Lifeboat Inn & Harbour Restaurant is located in the Cumbrian coastal town of Maryport, one of the southernmost towns on the Solway Firth. The town was the creation of the Senhouse family in the 18th century who took a small fishing village and developed it into a coal port. Notable points of local interest are Maryport Maritime Museum, Senhouse Roman Museum and Lake District Coast Aquarium. In recent years the town has been subject to much investment and development.

Carlisle lies 26 miles north, Keswick 26 miles east and Workington 6 miles south. The town is located on the A596 and accessed from junction 36 of the M6 motorway via the A66, with the latter also providing easy access to the National Park. Maryport train station operates on the Cumbrian Coastline.

The property appears to be of brick construction over two storeys with black and white elevations under a slate roof. It sits in a prime position next to the Quayside.

TRADE AREAS

GROUND FLOOR

L-Shaped trade area with tile floor, wood panelled L-shaped bar servery with brass rail, feature fireplace and loose and fixed seating for 20. LADIES', GENTLEMEN'S and DISABLED TOILETS offset.

BASEMENT to CELLAR with KEG ROOM, STORE ROOM and BEER DROP.

FIRST FLOOR

Well presented and spacious first floor DINING/FUNCTION ROOM to seat approximately 50. Decorated to a high standard with exposed beams to ceiling and a carvery serving area. Well-equipped TRADE KITCHEN comprising Altro nonslip flooring and multiple wash and preparation areas. The room is of a good size with a good selection of catering equipment and effects and a separate dish wash room.





EXTERNAL

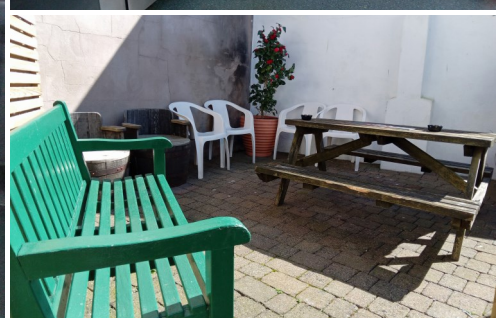
To the front there is a sheltered seating area with artificial turf and bench seating for 50, offering good views of the marina. To the rear is a trade patio with raised seating areas accommodating 36 with picnic style benches, a corrugated iron OUTBUILDING and SHED and parking for four vehicles.

THE BUSINESS

The Lifeboat Inn & Harbour Restaurant has been operated by the vendors for over 20 years and is one of the most popular destinations in the Maryport area. Our clients advise the split on food and wet sales is 65% in favour of food. The business enjoys repeat trade from both locals and tourists due to the town's coastal setting and its proximity to the National Park and the Coast to Coast cycle route.

Our client advises that the business does over 1,000 covers per week with year ending March 2022 showing turnover producing £556,937 with net profits of £180,666. There is scope for increased sales with extensive marketing or, alternatively, the first floor trade area could be developed into letting accommodation for which there is much demand locally.

There is also a modern 3 BEDROOM house which can be included for an additional £160,000.



TENURE & PRICE

FREEHOLD £299,000 to include goodwill and fixtures and fittings. Stock at Valuation.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol:

11:00 - 00:00 during the week
11:00 - 02:00 Friday/Saturday

Opening hours are 11:00 until late, 7 days a week.

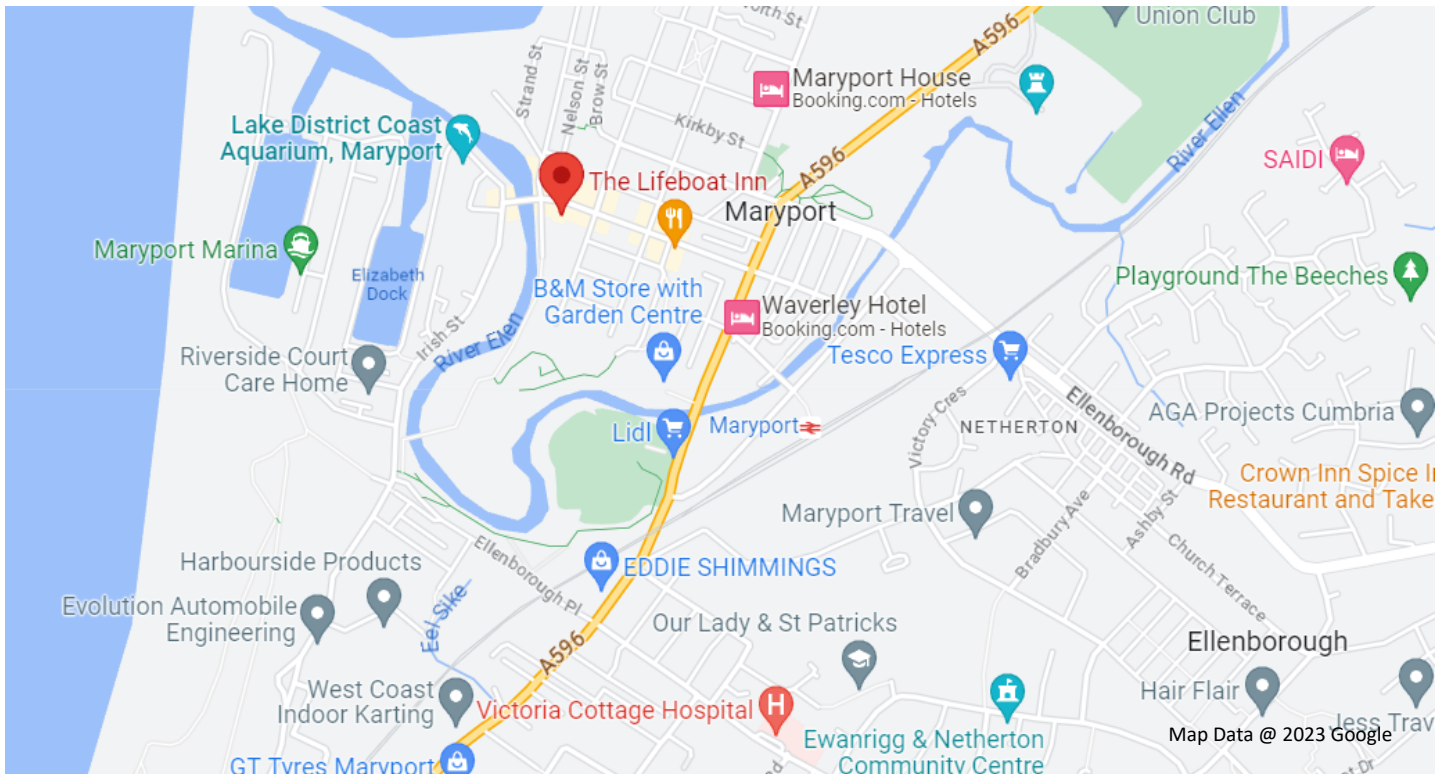
SERVICES

All mains services are connected. The property benefits from CCTV and an alarm system.

Local Authority:

Allerdale Borough Council, Cumberland Council,
Allerdale House, Workington, Cumbria, CA14 3YJ
Tel: 0300 3733730

Rateable Value: £5,500 as at 01 April 2023



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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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