



The Commercial Inn

Maryport Road, Dearham, Maryport, Cumbria, CA15 7EG

Tenure: Leasehold

Price: £10,000

Ref: 96039

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- West Cumbrian village of Dearham
- Two-bedroom owners' accommodation
- Two-section trade area (48)
- Well-appointed trade garden
- Recently refurbished
- New free of tie lease

Location

Dearham is a village in the county of Cumbria, approximately two miles east of Maryport and five miles west of Cockermouth. The village is a short distance from the historic city of Carlisle, Hadrian's Wall, Lake District National Park and Solway Firth Area of Outstanding National Beauty.

At the time of the 2021 census, the village had a population of 2,151. It saw a 'spike' in population over the course of the 19th century, partly due to Dearham's role in Cumberland's coal mining industry. More recently, the village has become a desirable residential area and many new housing developments are being built in the vicinity. Dearham is situated on the A594 which links the Lakes and the M6 via the A66 westbound. Carlisle lies to the north and Whitehaven to the south via the A596.

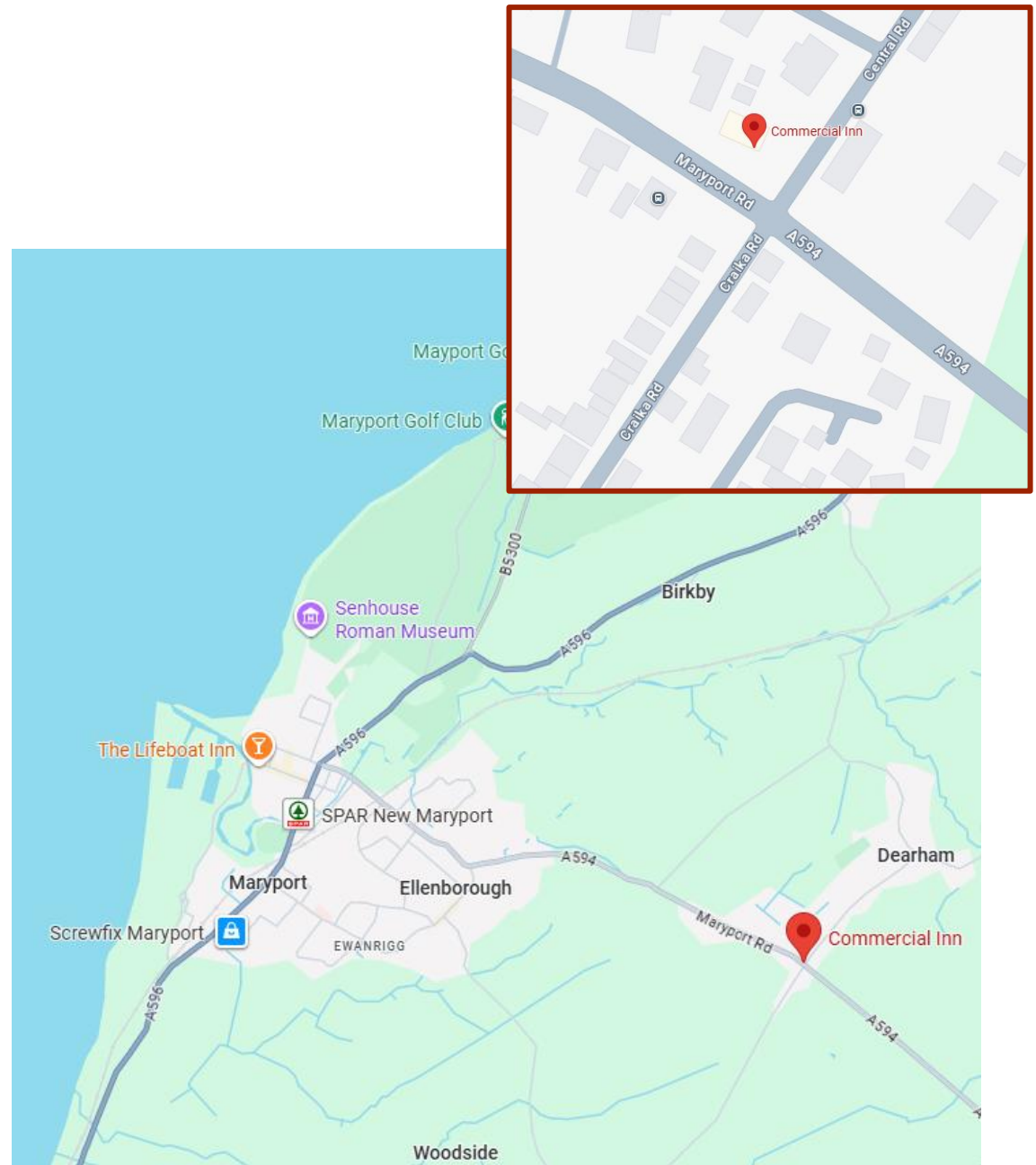
The Property

The property is of stone construction over three storeys with a grey painted exterior. It holds a prominent corner position on the main road to Maryport and briefly comprises:

Trade Areas

GROUND FLOOR

Porch leading to open plan MAIN BAR with luxury vinyl plank flooring, stone fireplace with log burner, exposed stone walls and ceiling joists and loose and perimeter seating for 24. Well-equipped, wood constructed BAR SERVERY with mirrored back bar shelving and Altro floors. The trade area has multiple TVs and it is apparent it has been well invested in over recent years.





LADIES' and GENTLEMEN'S TOILETS offset. Staircase leading to lower ground CELLAR and trade garden.

GAMES ROOM comprising LPV flooring, seating for 24, pool table, darts throw and multiple TV screens.

Owners' Accommodation

FIRST FLOOR

Stylish KITCHEN with fitted appliances, UTILITY ROOM, spacious LOUNGE, 2 DOUBLE BEDROOMS and SHOWER ROOM. LOFT SPACE with 2 GOOD SIZE ROOMS which could be utilised as bedrooms (subject to the relevant permissions).

External

Stoned TRADE PATIO AREA to the rear of the building with raised flower beds and picnic style benches for approximately 30. Single garage of good size, currently used as storage.

External room to the rear of building comprising BOILER ROOM and SHOWER ROOM (formerly used as changing rooms for the local football team).

The Business

The Commercial Inn has previously been let on a private lease agreement and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet. The Commercial Inn operated as a wet-led community pub with strong repeat trade and is the hub of the local community. This is an exciting opportunity for a single or multiple operator to take on this established public house which has been in receipt of much investment in recent years. There is the potential to increase trade by extending the current opening hours/days and by letting the first floor owners' accommodation (subject to the relevant permissions). The business has been closed since November 2025.





Tenure & Price

LEASEHOLD	£10,000 to include fixtures and fittings. Stock at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	£20,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the rental payments.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

Licences

A Premises Licence is held for the retail of alcohol

Current opening hours:

Thursday and Friday: 4pm to late

Saturday and Sunday: 12 noon to 12am

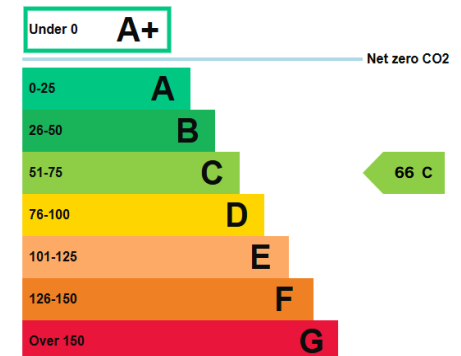
Services

All mains services are connected

Rateable Value: £2,000

(subject to Small Business Rate Relief)

Local Authority: Cumberland Council





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