



The Sun Inn

Newton Reigny, Penrith, Cumbria, CA11 0AP

Tenure: Freehold

Price: £650,000

Ref: 2819

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Picturesque village of Newton Reigny
- Close to Lake District National Park
- Bar (45) & restaurant (50)
- 5 letting rooms
- Car park (24) & riverside beer garden (60)
- Net sales YE 31 March 2025 - £709,329

Location

Newton Reigny is a small village located in the county of Cumbria. It is situated on the banks of the River Petteril, surrounded by beautiful countryside, in an affluent village known for its picturesque scenery.

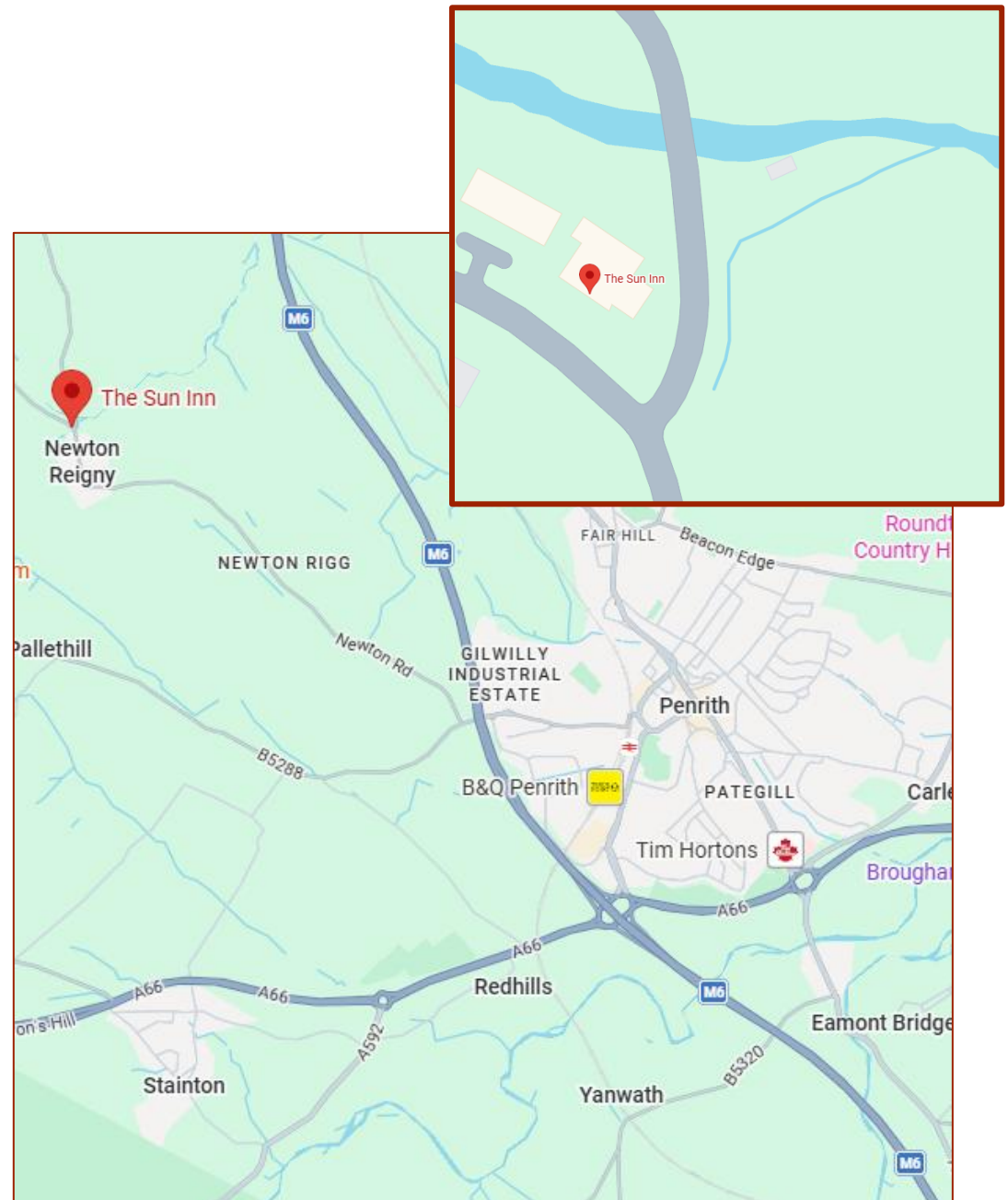
The area is popular with tourists who are attracted to its natural beauty. Other notable attractions include the village's Grade II listed church which dates from the 12th century. The property lies on the Coast-to-Coast (C2C) cycle route.

Newton Reigny is located three miles northwest of Penrith and is served by junction 41 of the M6 motorway. The B5305 to the north of the village provides access to Carlisle and the A66 to the south provides connections to the Lake District National Park and West Cumbria.

The Property

The Sun Inn, which dates from the 17th century, was originally a coaching inn. It is a detached, brick-built property under a pitched slate roof. It offers spacious trade areas, five letting rooms, owners' accommodation, a wood cabin which comprises a village shop and a hairdresser's, and a riverside beer garden.

The property briefly comprises:



Trade Areas

Entrance leading to MAIN BAR AREA with sofa and loose seating for 45, a darts throw, an interconnecting brick fireplace with log burner and a well-equipped, wood constructed BAR SERVERY with Altro flooring and a back bar. This trade space has much character and charm and retains many of its original features including exposed brickwork and beams. It provides customers with a cosy and welcoming environment. LADIES', GENTLEMEN'S and DISABLED ACCESS/BABY CHANGING TOILETS. Behind the bar is the MANAGER'S OFFICE, a STOREROOM, a UTILITY ROOM and an on-level CELLAR with external access.

RESTAURANT AREA with 50 covers, a BAR SERVERY and access to the beer garden. Good sized TRADE KITCHEN with Altro nonslip flooring, a wash area and multiple prep areas. The kitchen is fully equipped with kitchen appliances and effects. Separate pot wash room and walk-in fridge.

Owners' Accommodation

KITCHEN, LOUNGE, MASTER BEDROOM, DOUBLE BEDROOM and BATHROOM.

FIRST FLOOR

External access to both the owners' accommodation and the letting accommodation.

Letting Accommodation

FIRST FLOOR

LETTING ROOM 1 'Yan', a double with en suite.

LETTING ROOM 2 'Tyan', a deluxe double with en suite.

LETTING ROOM 3 'Tethera', a deluxe double with en suite.

LETTING ROOM 4 'Methera', a bunk room which sleeps six.

LETTING ROOM 5 'Pip', a double with en suite.

Two SHOWER ROOMS/WCs which serve letting room 4.





External

BEER GARDEN to the rear (adjacent to the River Ythan) with lawn and decking areas and seating for 60+. Seating to the front of the public house for 20. CAR PARK for 24 vehicles.

WOOD CABIN to the car park area; the left-hand side of which is currently used as a hairdressing salon whilst the right-hand side houses the village shop.

There is also a mobile FOOD CATERING VAN which is not included in the sale but can be made available by separate negotiation.

The Business

The Sun Inn is a traditional village free house offering a locally sourced food menu, real ales and letting accommodation. The public house is popular with the local community and residents of the surrounding villages and supports numerous darts teams. It also hosts quiz nights and bingo. The cabin provides the local community with a village shop and a hairdresser's.

Being close to the Lake District National Park, the public house is very popular with tourists in the spring and summer months. It is also on the Coast-to-Coast (C2C) cycle route which runs from Whitehaven (Cumbria) in the west to Tyneside in the east.

Our clients now wish to offer the property for sale and retire. The Sun Inn would provide an excellent opportunity for an experienced operator to build upon the success of a multifaceted business. Net sales for the year ended 31 March 2025 were £709,329, with good levels of profit. Full trading information can be made available upon request. Website www.thesuninnnr.co.uk.





Tenure & Price

FREEHOLD £650,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

VAT will apply on the sale of this property and will be levied on 90% of the sale price of the freehold at the standard rate. Purchasers may wish to satisfy themselves with independent, professional advice that this VAT may be reclaimed.

Note: the cabin businesses are run by the pub's operators. No lease is in place and the cabin will come with vacant possession upon completion.

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.

Services

Mains water, electricity and drainage are connected. LPG gas for kitchen and heating.

Rateable Value: £41,300 from 1st April 2026.

Local Authority: Westmoreland & Furness Council,
0330 373 3300.





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