



The George Washington

71 Main Street, Warton, Carnforth, Lancashire, LA5 9PJ

Tenure: Freehold

Price: £495,000 + VAT

Ref: 96532

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Lancashire village of Warton
- Grade II listed, 18th century building
- Two-section trade area (76)
- Six en suite letting rooms
- Two bedroom owners' accommodation
- Net sales y/e 31/03/2025: £126,000

Location

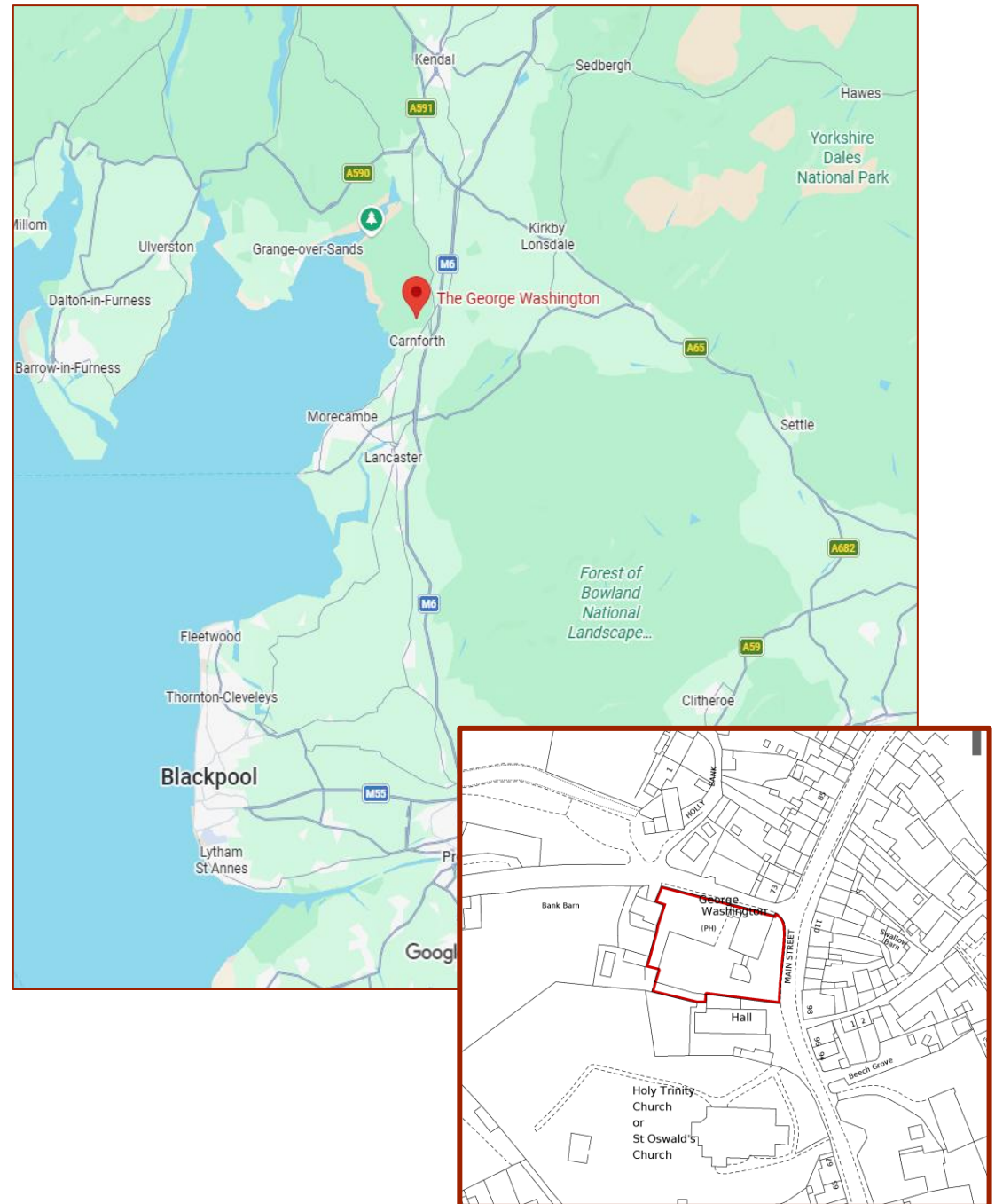
Warton is an historic village in the Lancaster district of Lancashire, close to the boundary with Cumbria, approximately 1.5 miles north of Carnforth. Warton is the ancestral home of the Washington family, the forebears of the first US President, George Washington, and attracts many American tourists who wish to explore the family's heritage.

Warton is known for its scenic limestone crags and its network of village lanes which follow the boundaries of the settlement's medieval burgage plots. Many walkers, bird watchers and visitors are also drawn to the Lake District National Park which is easily accessible from the village. This rural, tight-knit community offers its visitors a peaceful, olde worlde escape.

Warton is served by junction 35 of the M6 via the A6. Northern operates rail services from Carnforth and the station also has an award-winning heritage centre which famously featured in the classic film, *Brief Encounter*.

The Property

The George Washington dates from the 18th century and is a Grade II listed building situated in the Warton Conservation Area. The property is set over three storeys to the main and is constructed of pebbledash rubble under a slate roof.



Trade Areas

GROUND FLOOR

Entrance vestibule into the open-plan TRADE AREA with wooden floors, a brick feature fireplace and seating for 60. This space has traditional décor and furniture. The BAR SERVERY is of wood construction with brass bar rails and a mirrored and wood back bar. There are original sash windows throughout.

FAMILY SNUG ROOM with carpet flooring and seating for 16.

KITCHEN with Altro nonslip flooring, prep area, wash area and pantry. The main kitchen area has an extraction hood canopy and is fully equipped with catering equipment and appliances.

The on-level CELLAR can be accessed from the trade area. It has a KEG ROOM and a STOREROOM leading to the rear car park.

LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

Owners' Accommodation

Located on the second second floor and comprising:

Carpeted stairway/hallway leading to an OFFICE AREA, a BATHROOM with jacuzzi, two STOREROOMS, a spacious MASTER BEDROOM, a DOUBLE BEDROOM and a LOUNGE leading to the KITCHEN/DINING AREA.

The owners' accommodation is both spacious and comfortable, and it is apparent it has been well invested in.





Letting Accommodation

At first floor and featuring six generous sized EN SUITE LETTING ROOMS, all of which have TVs and tea and coffee making facilities.

LETTING ROOM ONE: a LARGE DOUBLE ROOM with a spacious SHOWER ROOM.

LETTING ROOM TWO: with a hallway leading to a LARGE DOUBLE ROOM, a STOREROOM and a SHOWER ROOM. This room has recently been refurbished.

LETTING ROOM THREE: a TWIN ROOM with an EN SUITE SHOWER ROOM.

LETTING ROOM FOUR: a DOUBLE ROOM with an EN SUITE SHOWER ROOM.

LETTING ROOM FIVE: a LARGE DOUBLE ROOM with an EN SUITE SHOWER ROOM.

LETTING ROOM SIX: a DOUBLE ROOM with an EN SUITE SHOWER ROOM.

External

The TRADE GARDEN/PATIO to the rear of the property features seating for 40. CAR PARK to accommodation 15 vehicles. External LADIES' and GENTLEMEN'S TOILETS (for public use). There is scope to seat 40 at the front of the building. To the right-hand side of the public house is a self-contained unit which could be used as a retail unit. It features an open-plan shop floor and a shower room.

The Business

The George Washington is a charming, historic, 3* village inn and pub located on Warton's main street. It is highly regarded for its warm, cosy atmosphere, traditional home-cooked British food and well-kept real cask ales. It also has six en suite letting rooms. The pub sits in a picturesque location at the foot of Warton Crag and attracts many tourists and walkers all year round who are attracted to the nearby Arnside and Silverdale Area of Outstanding Natural Beauty and the Lake District National Park.



The business continued

The business offers potential for further development/growth; our clients currently operate it as a 'lifestyle business' as they are approaching retirement. There is potential to extend trading hours, provide a breakfast and lunch food service and host quizzes/live music nights. Subject to the relevant planning consents, it might also be worth reconfiguring the second floor owners' accommodation to provide additional letting rooms and developing the external toilet block and retail unit to the side of the building. Motor homes might also use the car park.

Net sales for the year ended 31 March 2025 were in the region of £126,000 per annum. Full trading information can be made available upon request and with the consent of our clients.

TUPE will not apply.

www.georgewashingtonwarton.co.uk





Tenure & Price

FREEHOLD £495,000 plus VAT to include goodwill, fixtures and fittings. Stock at valuation in addition.

The property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Monday & Tuesday: closed.

Wednesday to Friday: 16:00 – late.

Saturday: 15:00 – late.

Sunday: 12:00 – late.

Services

All mains services are connected.

Rateable Value: £7,000 – the business is subject to Small Business Rate Relief.

Local Authority: Lancaster City Council.





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