



Robin Hood Inn

Smithfield, Kirklington, Carlisle Cumberland CA6 6BP

Leasehold £17,000

- Village location
- Destination pub/restaurant
- Open plan bar/restaurant
- Three bedroom owners accommodation
- Large car park
- Historically profitable business

Ref: 91501

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Smithfield is a village located 8 miles north of Carlisle with a population of around 250. The main A6071 through the village leads to the nearby market towns of Longtown and Brampton. The Robin Hood Inn occupies a prominent location on the A6071 as you enter Smithfield from Longtown.

An impressive brick under a slate roof building, the Robin Hood has been subject to recent investment and refurbishment by the current lessee and is fully equipped to run from day one.

It briefly comprises the following:-

TRADE AREAS

GROUND FLOOR

ENTRANCE PORCH to open plan PUBLIC BAR and DINING RESTAURANT. The PUBLIC BAR has loose seating for 20 with wood floor and large screen TV. Full length BAR SERVERY and non-slip flooring.

DINING RESTAURANT (28), wood flooring with feature fireplace, booth seating with free-standing tables & chairs. LADIES and GENTLEMEN'S TOILETS with a separate ACCESSIBLE TOILET are off the restaurant.

Comprehensively equipped TRADE KITCHEN with stainless steel appliances, separate wash-up area, separate area with fridges/freezers, all with non-slip flooring, MANAGERS OFFICE, and access to the rear area. On level cooled beer CELLAR accessed from the bar with dry storage area.

OWNERS ACCOMMODATION

FIRST FLOOR

Accessed via a staircase from the kitchen area to MAIN LANDING leading to THREE BEDROOMS, 2 doubles, 1 single, BATHROOM/WC, spacious LOUNGE with open fire.

EXTERNAL

Easy wide access from the main road to 'draw on' side CAR PARK with space for 15 Vehicles. Front BEER GARDEN area with 3 picnic style tables. A rear YARD with storage outbuildings.

THE BUSINESS

Since taking over the current owners have renovated and refurbished the property to a high standard and just prior to Covid had turned a wet led pub into a destination Pub/Restaurant with a quality food offering. The business is now closed but when trading (Pre Covid) attracted regular, local and destination custom. The 2019 accounts show net sales of £211,000 with a gross profit of £107,000 (50.9%) and an adjusted trading profit (before owners salaries) of £54,000. Copies of the management figures will be made available to genuinely interested prospective assignees after they have viewed.

TENURE & PRICE

LEASEHOLD £17,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Robin Hood Inn is held on a fully repairing and insuring lease for a term of seven years commencing 25 July 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £10,400 per annum paid weekly in advance (£200 per week). The lease is free of all trade ties.

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

LICENCE

A full Premises Licence is held for the following permitted activities:

Indoor sporting event
Performance of live music
Playing of recorded music
Provision of late-night refreshment
Supply of alcohol between the hours of:

Sunday to Saturday 00.00 to 00.00.

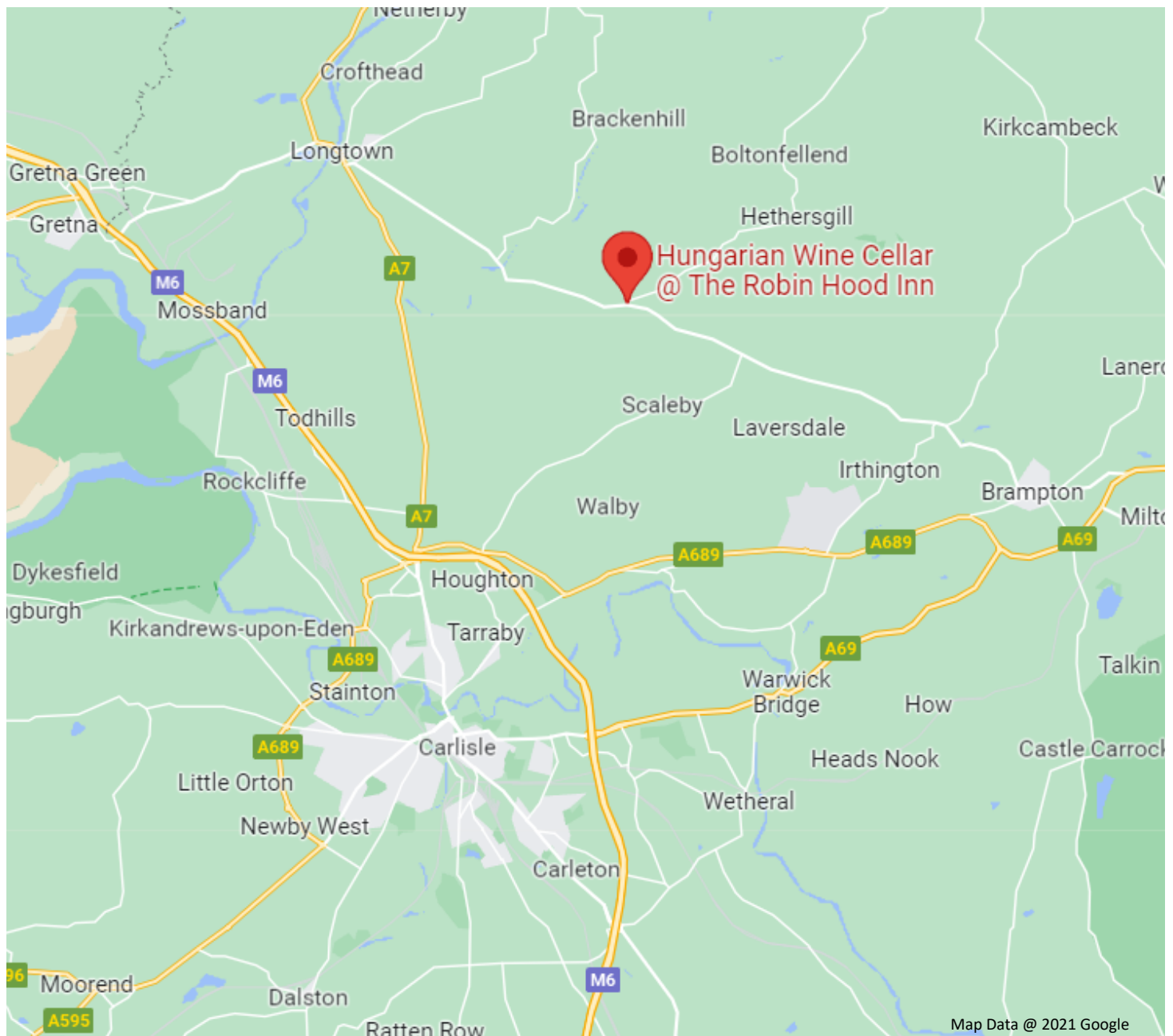
SERVICES

Mains Electric, water and drainage are connected.
Heating and hot water is by way of an oil-fired boiler.

The Rateable Value is £4,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority. Ref:103300120022

Carlisle City Council
Civic Centre
Carlisle
Cumbria
CA3 8QG





awaiting
epc

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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