



The Strickland Arms

Great Strickland, Penrith, Cumbria, CA10 3DF

Tenure: Leasehold

Price: £25,000

Ref: 96269

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Cumbrian village freehouse
- Close to Lake District National Park
- Four section trade area (65)
- Two letting rooms & five letting cabins
- Two bedroom owners' accommodation
- New free-of-tie lease

Location

The Strickland Arms is located in the Cumbrian village of Great Strickland. The village lies approximately 5 miles south-east of Penrith, between the Lake District National Park and the North Pennines National Landscape, in the beautiful Eden Valley. The national park's main attractions including Ullswater, Windermere and its many fells are within easy reach of the village, as are Lowther Castle and Gardens and Centre Parcs Whinfell Forest. The village lies off the A6 and is served by Junction 39 of the M6 motorway.

The Property

The property dates back to 1820 and was originally a working farm. It retains many of its original features including low ceilings, wood beams and log burners. It is of stone construction over two storeys under a pitched slate roof. There are five log cabins to the rear of the building. The property briefly comprises:



Trade Areas

Main ENTRANCE leading to a four-section BAR AREA: MAIN BAR with seating for 25, SNUG AREA for 10, GAMES ROOM for 10 and REAR BAR for 20. These trade areas provide cosy and welcoming interiors and are well-appointed throughout; they have exposed beams and brickwork, log burners and many original features. On level CELLAR.

FIRST FLOOR:

COMMERCIAL KITCHEN with Altro nonslip flooring. Fully equipped with catering equipment and appliances.

Owners' Accommodation

On the first floor, comprising: LOUNGE, TWO DOUBLE BEDROOMS, MASTER BEDROOM and SHOWER ROOM.

Internal Letting Accommodation

On the first floor, comprising: TWO DOUBLE EN SUITE BEDROOMS offering well-appointed and spacious accommodation.

External Letting Accommodation

LOGYURT which sleeps 2 - 4 with EN SUITE facilities. The yurt has views over the fields behind the public house.

DOLLY'S LOGBYRE which sleeps 2 - 4 with EN SUITE facilities. Converted from an original cow byre that has been standing for as long as the pub.

LINA'S LOGBYRE which sleeps 2 - 4 people with EN SUITE facilities.

SHEPHERD'S HUT which sleeps 1 - 2 people with EN SUITE facilities.

JAMES PATRICK LODGE which sleeps 2 - 4 people with EN SUITE facilities. The lodge has fantastic views of the surrounding fields.





All external cabins are insulated with ThermoFleece for year-round use and are energy efficient. All provide tea and coffee making facilities.

External

External seating to the rear of the public house to accommodate approximately 30.

CAR PARK for 14 vehicles.

Patio seating to the front of the public house for 40.

The Business

The Strickland Arms is currently closed and provides an excellent opportunity for a new operator, an aspiring chef or a family team to take on an historic public house. Prior to closure, the business was well supported by the local community and was very popular with tourists in the spring and summer months due to its proximity to the Lake District and the Yorkshire Dales National Parks and the North Pennines National Landscape. It is also situated on the Coast to Coast (C2C) Cycle Route.

No trading information is available and any prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.





Licences

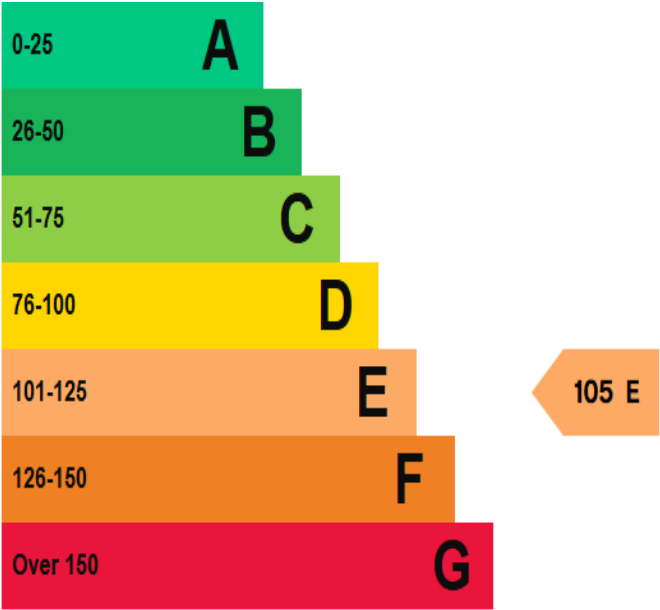
The agents understand a Premises Licence is held.

Services

It is our understanding that mains electricity, water and drainage are connected. These services have not been tested by the agents.

Rateable Value: £13,100 from 1st April 2026.

Local Authority: Westmorland & Furness Council.



Tenure & Price

LEASEHOLD £25,000 to include fixtures and fittings.

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

LEASEHOLD	£25,000 to include fixtures and fittings.
TERM	Five or 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.
RENT	£24,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
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 rental payments.



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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.