



Joiners Arms

Lazonby, Penrith, Cumbria CA10 1BL

Freehold £475,000

- Lower Eden Valley village of Lazonby
- Traditional public house
- Main bar & restaurant (80)
- Two bedroom owners accommodation
- Two bedroom holiday cottage
- Currently closed

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LOCATION

Lazonby is a village in the Lower Eden Valley in Cumbria, located about 8 miles north-east of Penrith and 24 miles south of the Scottish borders, within easy reach of the North Pennines and Lake District National Park. The village sits on the banks of the River Eden and is surrounded by rolling hills and woodlands and enjoys picturesque views across the valley to the Pennines. The area is popular with walkers and outdoor enthusiasts. Lazonby lies on the B6413 with the M6 motorway and the A69 (Carlisle to Newcastle-Upon-Tyne) easily accessible. Lazonby and Kirkoswald Railway Station serves the village and trains run on the Settle to Carlisle line. There are regular services between Leeds and Carlisle.

The property holds a mid-terrace position over two storeys and constructed of local stone with painted quartz rendering under a pitched tiled roof. The property benefits from up to date insulation and is double glazed throughout. There is an adjoining two bedroom holiday cottage set over two floors. The premises comprises:

TRADE AREAS

On-street ENTRANCE with public parking area leading to MAIN BAR with stonework fireplace and log burner, central wood panelled BAR SERVERY with brass handrails, carpeted floors with industrial vinyl flooring to bar area and loose and bench perimeter seating for 40. The room offers much character with original features, exposed stonework and ceiling timbers.

RESTAURANT offering seating for 40 covers with carpeted floors and feature wood panelling French doors leading to the TRADE GARDEN with rear access.

TRADE KITCHEN of a good size and fully equipped with catering equipment and effects, industrial vinyl laminate flooring and separate PREPARATION ROOM offset.

LADIES' and GENTLEMEN'S TOILETS to the hallway.

OWNERS ACCOMMODATION

Located at first floor and comprising: spacious LOUNGE, TWO DOUBLE BEDROOMS and newly fitted FAMILY BATHROOM.

HOLIDAY COTTAGE

With private ENTRANCE to LOUNGE with stone fireplace and log burner, breakfast bar and separate KITCHENETTE with quality integrated appliances. At first floor there is a newly renovated BATHROOM with shower cubicle, DOUBLE BEDROOM with fitted wardrobe, feature BEDROOM with mezzanine and exposed original timbers providing four full sized single beds and built in wardrobe. The cottage is well appointed with modern decor and furnishings.

EXTERNAL

Beautifully presented, landscaped GARDEN which is set over split levels with gravel pathways and seating for 30. The garden offers stunning, panoramic views of the sunset and surrounding countryside.

THE BUSINESS

The Joiners Arms is currently closed but formerly traded as a traditional village pub that served good food and fine ales. It was popular with both the local community and tourists visiting the area. The public house offers huge potential: it is a generous size and has a well equipped trade kitchen and a sizeable dining room which could, alternatively, be converted into a two bedroom, self-contained apartment (STPP). The property has a stunning trade garden offering unrivalled countryside views. It will be apparent to anyone viewing this property that the holiday cottage has been well invested in. The cottage lets for approximately £120 per night on the short term holiday market and there is much demand in the area. No trade accounts are available and therefore any prospective purchasers will have to reach their own conclusions as to the profitability of this business.



TENURE & PRICE

FREEHOLD £475,000 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.

LICENCE

A full Premises Licence is held although the agent has not had sight of this.

Mains water, electricity and drainage are connected. Oil fired heating.

Local Authority: Furness & Westmorland Council, Town Hall, Corney Square, Penrith, Cumbria CA11 7QF

Rateable Value as at 01 April 2023: £2,750
(the business is subject to Small Business Rate Relief)

SERVICES



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BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

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EPC Reference: 8796-2977-9045-9869-0978

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