



The Sun Inn

Main Street, Dent, Sedbergh, Cumbria LA10 5QL

Virtual Freehold £285,000

- Beautiful valley of Dentdale
- Traditional 16th century inn
- Three section trade area (53)
- Four letting rooms
- Trade garden (76) and parking (15)
- Net sales IRO £180,000 per annum

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LOCATION

Dent is a picturesque, 'chocolate box' village in the secluded and beautiful valley of Dentdale. The village is located in the county of Cumbria within the historic boundaries of the West Riding of Yorkshire in the Yorkshire Dales. The village, with its cobbled main street, whitewashed cottages and ancient church set in a deep narrow valley, is hugely popular with walkers. It is also home to Dent Railway Station, the highest mainline station in England at 1,150ft above sea level, and trains run on the Settle to Carlisle Line. The village lies approximately 5 miles south-east of Sedbergh and approximately 10 miles from junction 37 of the M6 motorway.

The Sun Inn is a Grade II listed building which dates back to the 16th century and retains much of its original character and charm. It is of stone construction with a whitewashed exterior under a pitched slate roof and comprises:

TRADE AREAS

Tiled porch vestibule leading to main BAR AREA with wood flooring, stone fireplace, exposed and coin studded ceiling timbers, loose and perimeter seating for 25 and a central, wood constructed BAR SERVERY with well-equipped back bar. Darts throw.

LOUNGE ROOM offset, offering seating for 18. A BACK BAR occupies the rear of the property and features seating for 10 and a second darts throw. To the rear of the bar area is the TRADE KITCHEN which is well stocked with catering appliances and equipment and has quarry tile flooring, a hood canopy and WASH and PREP areas. Separate PREP ROOM and PANTRY.

CELLAR to basement with beer drop.

GENTLEMEN'S and LADIES' TOILETS are also found at the rear of the building.

LETTING ACCOMMODATION

Located at first floor are the letting rooms, all of which have TVs and tea and coffee making facilities.

LETTING ROOM ONE: SINGLE BEDROOM currently used for storage.

LETTING ROOM TWO: TWIN BEDROOM.

LETTING ROOM THREE: DOUBLE BEDROOM.

LETTING ROOM FOUR: FAMILY BEDROOM with double and single bed to sleep 3.

LETTING ROOM FIVE: DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

WC and SHOWER ROOM for use by letting rooms 1, 2, 3 and 4.

STOREROOM and MANAGER'S OFFICE.

EXTERNAL

A stone OUTBUILDING adjoins the property and is currently used for storage. Decked area with sheltered seating for 8. BEER PATIO with picnic style benches for 68. CAR PARK to accommodate 15 vehicles. Large, single storey, stone OUTBUILDING currently used as a BOTTLE STORE and REFRIGERATION STORE.

THE BUSINESS

The Sun Inn is a popular, wet-led public house supported by both locals and tourists who are attracted to its spectacular surroundings and its cosy and traditional interior which includes exposed, coin studded ceiling beams. It is the place to visit for roaring fires and tranquility, without the distraction of TVs, jukeboxes and gaming machines. The letting rooms are marketed on major booking websites and tariffs range from £75 to £90 per night. The business does offer the potential for further growth through the reintroduction of a food menu, by operating all five letting rooms and by extending the current opening hours. We are advised that net sales are in the region of £180,000 per annum. Full trading accounts can be made available upon request following a formal viewing and with the consent of our clients.



TENURE & PRICE

VIRTUAL FREEHOLD £285,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Sun Inn is held on a 1,000 year lease which commenced on 1st October 1720. The remainder of the land (the yard and garden) is held on a lease dated 26th February 1762 for a term of 959 years and subject to a peppercorn rent.

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 permitting the retail of alcohol:

Monday to Saturday: 11:00—23:00

Sunday: 11:00—22:30

Current opening hours:

Monday & Tuesday: Closed

Wednesday & Thursday: 14:00—23:00

Friday & Saturday: 12:00—23:00

Sunday: 12:00—22:00

SERVICES

Mains electricity, water and drainage are connected.

Local Authority: Southlakeland District Council

Rateable value: £14,750



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