



Three Greyhounds Inn

Great Asby, Appleby-in-Westmorland, CA16 6EX

Freehold £369,950

- Picturesque village location
- Thriving community pub
- Welcoming Lounge & Dining Area (40)
- Option for six bed bunkhouse
- Outdoor Beer Terrace & Garden (30)
- Immaculate four bedroom owners accommodation

Ref: 91098

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SP Sidney
Phillips



LOCATION

Great Asby is a village nestled on the edge of the Yorkshire Dales National Park. Which historically was part of Westmorland. Located approximately 15 miles south east of Penrith and approximately 5 miles south of Appleby. Its name is said to have been derived from the Old Ashby meaning Farm. In present times the village is mainly used by the farming community. The building dates back to 1707 and is a mid terrace stone built property with a recently replaced slate roof with a rendered front elevation. The premises are easily identifiable and have a warm welcoming country feel with a roaring open fire. The church opposite the pub is the new one and was built in 1865/66 but there was a church on the site hundreds of years before. It is believed that the pubs current white studded oak door came from the old church.

TRADE AREAS

An 'L' shaped MAIN BAR AREA with stone flooring exposed beams and a large cast iron range fire, setting a warm welcoming feeling upon entry. RESTAURANT with beamed ceiling, natural wooden floors archway to GAMES AREA with pool table and dart board. To the rear of the bar is a KITCHEN which is generously sized, it has been fully refitted with a good range of stainless steel commercial cooking equipment and commercial extractor. Good size PANTRY, STORAGE ROOM, CHILLER/PUMP ROOM and storage room for the wet goods. To the rear are the LADIES AND GENTLEMANS TOILETS and access to the beer garden.

OWNERS ACCOMMODATION

The owners accommodation has recently been refurbished throughout with exposed beams and character décor. It briefly comprises of FOUR LARGE DOUBLE BEDROOMS, SPACIOUS LOUNGE, BATHROOM with walk-in shower and claw bath.

EXTERNAL

To the rear of the premises is a BEER GARDEN with ample seating for 40. There are THREE SHEDS/ WORKSHOPS, some of which are stone built. One of these could be utilised as a SIX BED BUNKHOUSE (STPP) and has been named "The Dog House" with a toilet, wash room and shower facilities as well as underfloor heating.

THE BUSINESS

Over the past four years the operation of the business has been heavily revamped and has built up a great reputation within the community and surrounding villages and towns as a hot spot to visit. This has been helped largely by the caravan park to the rear which provides a steady stream of customers along with another 2 other caravan parks both some 3 miles away. The caravan parks in the surrounding villages provide great tourism trade such as the Wild Rose Caravan Park.

The Three Greyhounds has provided food and drinks for weddings (80 guests) and Birthday parties (similar) and also food and refreshments for a wake. The village cinema shows at the Three Greyhounds once a month, complete with an interval where ice cream is offered and pizzas sold throughout the evening.

Sidney Phillips have been informed that turnover is around £85,000 net per annum. These accounts can be inspected whilst viewing. The business is ran mainly by the two owners with some part time help when needed. It operates on limited hours. This helps in keeping down costs as the current owners out of choice run it as a lifestyle business. The home made food is a large hit with the locals and customers. Future owners may choose to operate longer hours and re-introduce Sunday Lunch service to increase turnover.

LICENCE

A full Premises Licence is held.

SERVICES

Mains electricity, water and drainage are connected.
Bottled gas for cooking, oil fired central heating.

TENURE & PRICE

FREEHOLD £369,950 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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

We are advised the business is exempt from business rates (SBRR) and council tax band A for the owners accommodation.

Business ratable value is currently £4,500.00

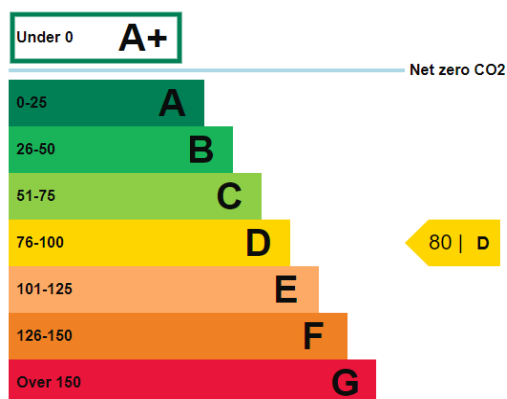
Eden District Council
Town Hall
Corney Place
Penrith
CA11 7QF





Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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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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