



The Outfitters Café Bar

Bridge Street, Brough, Kirkby Stephen, Cumbria, CA17 4BP

Freehold £299,000

- Fabulous Cumbrian riverside café bar
- Central village location
- Fully renovated premises
- Two bedroom owner's/manager's accommodation
- Outdoor seating overlooking the Beck
- Planning permission for dwellinghouse (class C3)

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LOCATION

The Outfitters Café Bar is situated in a prominent corner position on Bridge Street in Brough. Bridge Street leads over Swindale Beck onto High Street. Brough is on the A66 Northern Trans-Pennine route and is about 22 miles southeast of Penrith and 8 miles southeast of Appleby. It is also 28 miles northeast of Kendal and 4 miles northeast of Kirkby Stephen (on the A685). The business's public areas are situated on the ground and lower ground floors, with private accommodation across the first floor. The property is of rendered stone construction beneath a pitched slate roof.

TRADE AREAS

GROUND FLOOR

ENTRANCE PORCH to MAIN LOBBY area which accesses all 4 trade areas (two of which are downstairs), as well as the private, first floor accommodation. An ACCESSIBLE TOILET is on the ground floor. To the right is the MAIN BAR (18) with solid wood floors, a mix of bench and free seating to wooden tables, and bar stools to the feature BAR SERVERY. The servery has a patchwork material design and a stainless steel top. To the left of the lobby is a cosy DINING AREA (10) with solid wood flooring, freestanding wooden tables and chairs, and an OPEN PLAN CHEF'S AREA which features a pizza preparation area and pizza oven.

The COMMERCIAL KITCHEN is to the rear and is fitted with stainless steel equipment and a commercial extraction unit.

LOWER GROUND FLOOR

Cosy MUSIC ROOM (10) with feature beamed ceiling, wood fireplace with log burner inset, loose seating which includes a leather sofa and wooden chairs to wooden tables, and BAR SERVERY with under bench fridge. STORAGE ROOM.

DINING LOUNGE (16) with feature beamed ceiling, TV with satellite sport channels and loose seating which includes a sofa, easy chairs and high bar stools at wooden tables. Bifold doors leading to the exterior terrace. Door to the UNISEX TOILET. DRY STORE.

OWNERS ACCOMMODATION

FIRST FLOOR

The first floor owner's accommodation consists of a spacious, open plan LOUNGE and KITCHEN with a feature open fireplace, two DOUBLE BEDROOMS and a family BATHROOM with jacuzzi-style bath and separate shower. Additionally, there is a UTILITY ROOM which comprises washer and dryer appliances and ample storage. Spacious LOFT SPACE with a power supply which has the potential to become an additional bedroom or office space (subject to consent).

EXTERNAL

An external TERRACED AREA (14) with outdoor tables with parasols and chairs is situated overlooking the Beck and accessed via either a stone staircase leading from the front of the premises or the bifold doors from the dining lounge. There is also external seating for 10 on ground floor level at the front of the property.

THE BUSINESS

Our clients purchased the old tailor's shop in 2019, just prior to the Covid-19 pandemic, and extensively renovated, refurbished and redesigned the premises before opening in 2021. No expense has been spared in the renovation and the property is presented in immaculate order. The Outfitters is now the 'go to' place in Brough and attracts clientèle from the local vicinity as well as tourists visiting the area. It is number one on Trip Advisor for its food offerings.

Regular karaoke, open mic nights and sports events take place at the venue and it has become increasingly popular. Currently trading 4 days per week from 12:00 - 22:00 Thursday and Friday, Saturday 16:00 - 22:00 and Sunday 12:00 - 19:00, there is the opportunity to increase turnover by extending the business's opening times. Our clients currently offer evening food such as pizza nights, burger nights and pie nights.

Accounts for the 2022/2023 period show net sales of approximately £160,000 with huge scope to increase trade. Full accounts will be made available to serious parties following any viewing.

Our clients have spent over 37 years in the hospitality business and are now looking for a new venture.

PLANNING PERMISSION

Planning permission has been approved for a change of use from cafe (class E) to a dwelling house (class C3) - Westmoreland and Furness Council Application Number: 2025/1782/PACOU



TENURE & PRICE

FREEHOLD £299,000 to include fixtures and fittings and goodwill. Stock at valuation in addition.

LICENCE

A full premises licence is granted from 10:00 - 23:00, seven days a week.

Local Authority: Eden District Council.

SERVICES

All mains services are connected.

Rateable Value: £5,200 as of April 2023.

We are advised that the business is eligible for small business rate relief

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



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EPC Reference:

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