



Castle Knights

Low Corkickle, Whitehaven, Cumbria CA28 7RP

Freehold £355,000

- West Cumbrian port town
- Three storey, detached property
- Ground floor trade area (63)
- Potential for seven letting rooms (STPP)
- Development opportunity

Ref: 95442

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SP Sidney
Phillips



LOCATION

The maritime port of Whitehaven is located in West Cumbria, a short distance from the Lake District National Park, 38 miles south of Carlisle and 45 miles north of Barrow-in-Furness. Whitehaven port was once the third largest in the UK and enjoyed great prosperity in the 17th century due, in part, to coal exportation driven by the wealthy Lowther family. The town's success led to the creation of a Georgian planned town in the 18th century and it now has over 170 listed buildings. The local area has many beauty spots in addition to a stunning coastline, and the town is within easy reach of the sandstone cliffs of St Bees Head. The property lies on the A5094 in Corkickle which links to the A595 within the town. In turn, the A595 connects to the A66 to the north. Whitehaven has two railway stations, Whitehaven and Corkickle, which operate on the Cumbrian Coast Line between Carlisle and Barrow-in-Furness.

The 18th century property is set over three storeys (plus cellar) and is of brick construction under a pitched tile roof. It briefly comprises:

TRADE AREAS

VESTIBULE leading to open plan TRADE AREA with a wood constructed BAR SERVERY to the rear of the room with a well-equipped back bar, glass and mirrored shelving and tiled floor. This is a beautifully appointed trade area offering seating for 63 with carpet and wood flooring, feature brick fireplace with log burner, multiple TV screens and modern décor, lighting and furnishings throughout.

LADIES' and GENTLEMEN'S TOILETS offset.

Well-equipped TRADE KITCHEN with Altro nonslip flooring, multiple WASH and PREP AREAS, a good selection of catering equipment and a separate PANTRY.

CELLAR TO BASEMENT with beer drop.

LETTING ACCOMMODATION

FIRST FLOOR:

Three undeveloped LETTING ROOMS with separate WC & BATHROOM. OFFICE, KITCHEN. SINGLE BEDROOM.

SECOND FLOOR:

Four undeveloped DOUBLE LETTING ROOMS with the potential for a BATHROOM.

EXTERNAL

Split level TRADE PATIO featuring two sheltered seating areas and pergola (providing seating for 80 in total) plus SUMMERHOUSE with TV screens and seating for 20. Private gated driveway to the side of the property which could accommodate 2 vehicles.

THE BUSINESS

Castle Knights operates as a bar and grill and sees much trade from residents of the surrounding area, in addition to passing trade from those visiting the port and en route to St Bees. Our clients currently operate the business from Thursday to Sunday only, so there is the potential to increase trading hours. The property also provides an opportunity to develop 7 letting rooms on the first and second floors, subject to the relevant planning permission. There is much demand for short-term holiday lets in the area and rooms could achieve in the region of £80 to £100 per night. Full trading accounts can be made available upon request.

www.castleknightswhitehaven.co.uk



TENURE & PRICE

FREEHOLD £355,000 to include goodwill, fixtures and fittings. 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.

LICENCE

A full Premises Licence is held for the retail of alcohol:

Monday to Thursday: 11:00 - 00:30

Friday and Saturday: 11:00 - 01:30

Sunday: 12:00 - 23:00

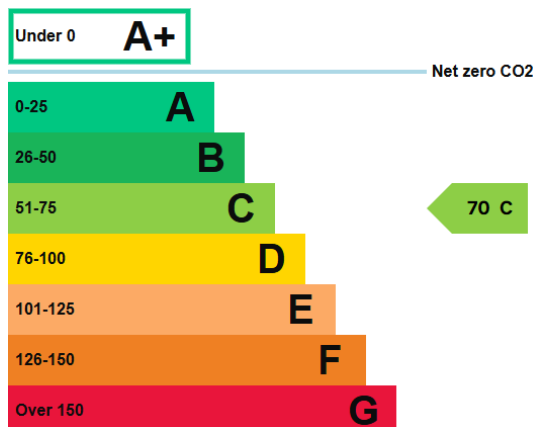
Premises Licence No. PLA0151

SERVICES

All mains services are connected.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ

Rateable value as at 01 April 2023 to present: £4,700.
The business is subject to Small Business Rate Relief



BUSINESS MORTGAGES

01834 849795

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

UTILITY HELPLINE

01432 378690

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

EPC Reference: 0040-2261-0305-7845-9680

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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