



The Red Lion

West Street, Aspatria, Wigton, Cumbria, CA7 3HG

Freehold £225,000

- Cumbria village of Aspatria
- Wet-led community pub
- Main bar (50) Snug (15)
- Outside courtyard
- Three bedroom owner's accommodation
- Net sales: £85,000 per annum

Ref: 95549

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SP Sidney
Phillips



LOCATION

The town of Aspatria, Cumbria, is located on the north side of the Ellen Valley. It enjoys panoramic country views with Skiddaw to the south and Solway Firth to the north. Aspatria is situated eight miles from Maryport and Wigton, and 20 miles from the historic city of Carlisle. The town is best known for its church of St. Kentigern which contains a number of ancient relics. It is also within easy reach of the Lake District National Park. Aspatria lies on the A596, the main road from Carlisle to Maryport which also links to the A66 and the M6 motorway. The town has an excellent public transport system and is served by Aspatria station.

This end terrace property is of local stone construction with a whitewashed exterior under a pitched slate roof. It briefly comprises:

TRADE AREAS

Vestibule leading to an OPEN PLAN TRADE AREA with central, wood constructed BAR SERVERY and BACK BAR. It is well appointed throughout and offers loose and fixed seating for 50, wood effect luxury vinyl flooring, two dart throws and televisions.

LADIES' and GENTLEMEN'S TOILETS offset the main bar.

SNUG to the rear with laminate flooring, brick fireplace, exposed ceiling timbers and seating for 15.

On-level CELLAR with access to the rear COURTYARD.

OWNERS ACCOMMODATION

Located on the first floor and comprising a KING SIZE BEDROOM and BATHROOM to the landing, leading to a self-contained flat featuring a LOUNGE, SHOWER ROOM, LARGE DOUBLE BEDROOM and a large KING SIZE BEDROOM SUITE with EN SUITE SHOWER ROOM.

It is apparent the living accommodation has been well invested in over recent years.

EXTERNAL

Rear TRADE YARD with a sheltered seating area for 30 plus. There is private vehicular access to the side of the property and parking for one car.

A BARN is located to the rear which comprises a single storey building of stone construction.

Off-street parking is available for eight vehicles to the front. Also to the front are picnic style benches to accommodate 30.

THE BUSINESS

The Red Lion trades as a wet-led community pub which serves the local population and residents of the surrounding villages. It also benefits from passing tourist trade during the spring and summer months. Our client has operated the business since 2020 and since that date, the property has seen much investment.

The Red Lion has its own ladies' darts team, offers live music events and hosts a weekly book club. There is potential to generate additional income by converting the barn into a self-contained mezzanine apartment (STPP) which would, in our opinion, generate a great deal of interest as a short-term holiday let.

We are advised net sales are in the region of £85,000 per annum with full trading accounts available upon request.



TENURE & PRICE

FREEHOLD £225,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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 - Tuesday: 11:00—00:00

Wednesday - Friday: 11:00—01:00

Saturday: 11:00 - 01:00

Sunday: 11 - 00:00

Current opening hours are:

Monday: Closed

Tuesday: Open on alternate weeks

Wednesday: Closed

Thursday: 17:00—23:00

Friday: 16:00—00:00

Saturday: 15:00—00:00

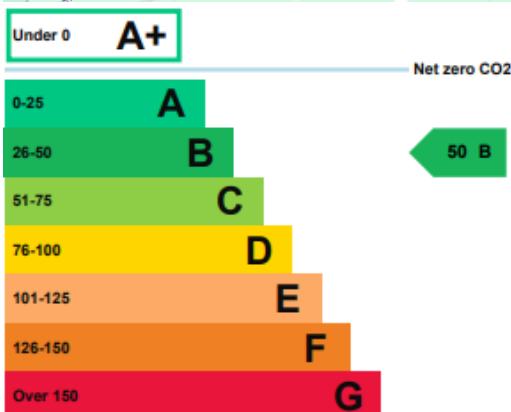
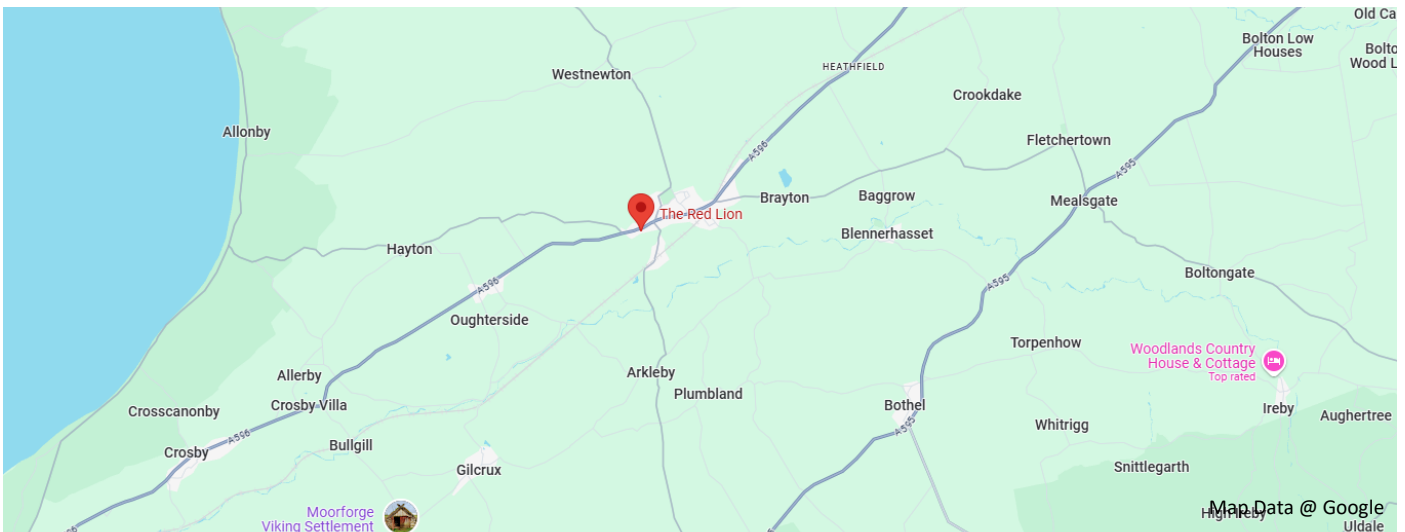
Sunday: 12:00—22:00

SERVICES

All mains services are connected.

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

Rateable Value: £3,000 as of 01 April 2023. The business is subject to Small Business Rates 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: 8180-3660-1585-2575-7871

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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