



The Ormsgill Inn

Park Road, Barrow-in-Furness, Cumbria, LA14 4BG

Tenure: Freehold

Price: £695,000

Ref: 94949

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

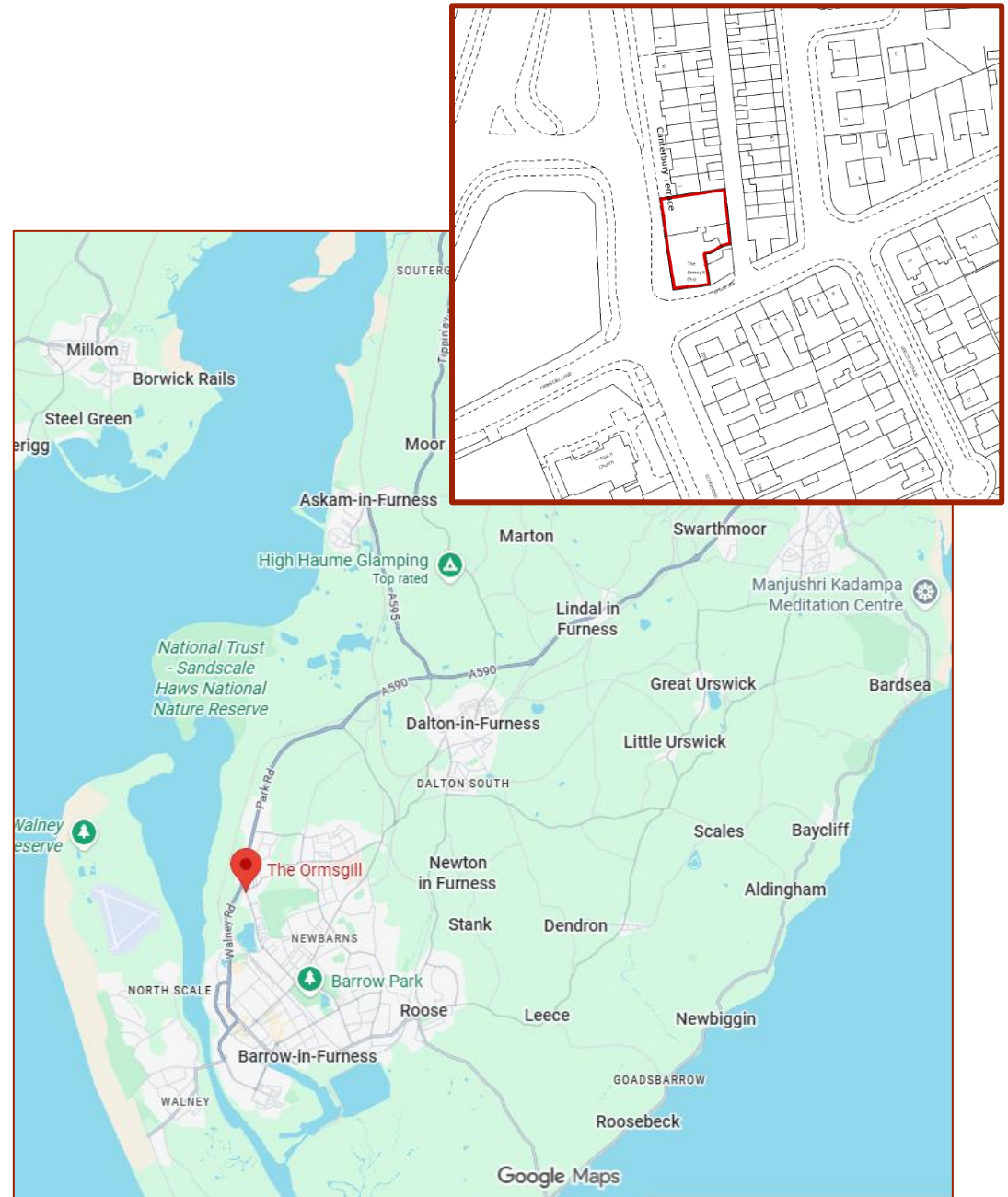
- Barrow-in-Furness
- Substantial freehold property
- Three section trade area (110)
- 2 two-bedroom apartments
- Nine en suite letting bedrooms
- Net sales £170,000 per annum

Location

Barrow-in-Furness is located on the tip of the Furness Peninsula in the county of Cumbria. The town is within easy reach of the Lake District National Park as well as Roanhead Beach, the National Trust's Sandscale Haws National Nature Reserve and Furness Abbey. It is also close to Barrow town centre and the AFC Barrow stadium. The property lies just off the A590 which provides access to West Cumbria and links to the M6 and A59.

The Property

This sizeable detached property is set over three storeys and is of brick construction with rendered and pebble dashed elevations under a pitched slate roof. It dates back to 1875 when it served as a coaching inn. The property briefly comprises:



Trade Areas

Car park entrance leading to PORCH and HALLWAY. LOUNGE BAR offset with carpet flooring, leather perimeter seating and cosy sofas and loose seating to accommodate 50. Interconnecting wood fronted and topped BAR SERVERY with wood and mirrored back bar shelving, Altro flooring and interconnecting fireplace with log burner.

GAMES ROOM which offers seating for 20 and has tile and stripped wood flooring and features a pool table, darts throw and TV screens.

MAIN BAR with interconnecting BAR SERVERY with carpet and tile flooring, pool table, darts throw, TVs, tables and perimeter and loose seating for 40.

LADIES' and GENTLEMEN'S TOILETS offset.

All trade areas are well-appointed, and it is apparent our clients have maintained and invested in the property during their tenure.

TRADE KITCHEN with quarry tile flooring, central island and wall and base units. The kitchen is well equipped with catering equipment and effects. WASH and PREP AREAS with UTILITY ROOM offset.

Private COURTYARD with BOILER ROOM, WOOD STORE and sheltered PARKING SPACE for one vehicle.

CELLAR to basement with SPIRIT STORE and DROP, KEG ROOM and 2 STOREROOMS.

Self-Contained Apartments

SECOND FLOOR

TWO BEDROOM self-contained flat which features KITCHEN/DINING ROOM, spacious LOUNGE, family BATHROOM and two generous sized DOUBLE BEDROOMS.





Self-Contained Apartments Continued

THIRD FLOOR/ROOF SPACE

Self-contained TWO BEDROOM apartment comprising: LOUNGE/DINER, KITCHEN, OFFICE/SINGLE BEDROOM, UTILITY/WC, MASTER BEDROOM with EN SUITE and walk-in wardrobe.

Letting Accommodation

All rooms feature EN SUITE BATHROOMS which have been updated and modernised in recent years, in addition to tea and coffee making facilities, TVs and wi-fi. All rooms are well decorated and furnished to a high standard.

FIRST FLOOR

ROOM 1: DOUBLE

ROOM 2: DOUBLE

ROOM 3: DOUBLE and SINGLE (sleeps 3)

ROOM 4: DOUBLE and SINGLE (sleeps 3)

ROOMS 5 & 6: Adjoining FAMILY ROOM offering a double bed in one room, twin rooms in the other and an EN SUITE BATHROOM

ROOM 7: DOUBLE

SECOND FLOOR

ROOM 8: DOUBLE

ROOM 9: Large DOUBLE with BATH

ROOM 10: DOUBLE



External

Enclosed private CAR PARK for 10 vehicles with picnic style benches for 10. Seating to front pavement for 10.

The Business

The Ormsgill Inn trades as a wet-led public house with 9 letting bedrooms which are operated on a bed and breakfast basis. The business is popular with both workers and tourists visiting the Furness Peninsula and the nearby Lake District National Park. Our clients, who have operated the business for over 30 years, currently run it as a lifestyle business which leaves huge potential for increased trade through the introduction of a food menu, further marketing of the public house and letting rooms and an extension of the current opening hours. Additionally, the two self-contained apartments could be let on the short-term holiday market and could each achieve upwards of £150 per night. The en suite letting bedrooms each achieve in the region of £80-£130 per night with occupancy levels above 50% all year round. The business boasts high ratings on Booking.com and TripAdvisor, and demand for letting rooms in the area is due to increase with the expansion of the nearby BAE Systems. We are advised net sales are in the region of £170,000 per annum with accounts available upon request. The pub hosts 5 weekly pool teams, darts teams and domino teams and the premises is also offered for private events and functions. This is an exciting and rare opportunity to purchase a substantial freehold building just off the main A590, offering great links to Barrow and the National Park. ormsgillinnbarrow.co.uk







Tenure & Price

FREEHOLD £695,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is elected for VAT. VAT will be levied on 90% of the sale price at the standard rate. 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.

Licences

A Premises Licence is held for the retail of alcohol:
Seven days a week: 10:00 – 01:00

Current Opening Hours:

Seven days a week: 16:00 – 23:30

Services

All mains services are connected.
Rateable value: £9,000 as at 01.04.2026. The business is subject to Small Business Rate Relief.
Local Authority: Westmoreland & Furness Council







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Business Mortgages

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