



Railway Inn No 6

6 London Road, Lindal-in-Furness, Ulverston LA12 0LL

Freehold £275,000 Leasehold £20,000

- South Lakeland village
- Stone built character property
- Main bar (15)
- Restaurant (20)
- Four bedroom owners accommodation
- Net sales for 2023 £72,437 on limited hours (20 hours a week)

Ref: 94883

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SP Sidney
Phillips



LOCATION

Lindal-in-Furness is located on the Furness Peninsula in the county of Cumbria, 8 miles northeast of Barrow-in-Furness and 3 miles southwest of Ulverston. The village is within easy reach of the Lake District National Park, South Lakeland Safari Zoo and Furness Abbey. The area has many beaches including Roanhead, Sandy Gap and Walney Island, and the National Trust's Sandscale Haws National Nature Reserve and many holiday parks are close proximity. The property lies just off the A590 which links to Barrow in the south and the National Park, West Cumbria and the M6 northbound.

The Railway Inn is a charming and characterful property of local stone construction over two storeys with a pitched slate roof. It comprises:

TRADE AREAS

PORCH leading to MAIN BAR AREA which offers comfortable sofa seating for 15, tiled floors and wood constructed BAR SERVERY. The servery has a back bar featuring shelving, fridges and glass wash, exposed stone and wood panel walls, exposed ceiling timbers and stone fireplace with multi-fuel log burner.

RESTAURANT offset which offers 20 covers and has exposed stone walls and ceiling joists and an electric feature fireplace. It is apparent that the trade areas have been well invested in and well maintained over recent years; the modern décor and furnishings complement the building's original features.

LADIES' and GENTLEMEN'S TOILETS located off the main bar.

KITCHEN which is well equipped with catering equipment and appliances, WASH and PREP AREAS and Altro nonslip flooring.

CELLAR to basement with KEG ROOM and three sizeable STORAGE AREAS offset, plus beer drop.

OWNERS ACCOMMODATION

Located at first floor with on-street private access, comprising: LOUNGE, FAMILY BATHROOM with SHOWER CUBICLE, TWO SINGLE BEDROOMS and TWO DOUBLE BEDROOMS.

EXTERNAL

TRADE PATIO to the rear of the main bar which features a decking area, raised flower beds, seating for 14 and countryside views. To the side of the property is a PRIVATE COURTYARD with log shed. Bench seating to the front of the property for 6.

THE BUSINESS

The Railway trades as a public house/restaurant which is popular with residents of both the village and the surrounding areas. Our clients have owned the business for 16 years and they currently only operate the pub as a lifestyle business (20 hours per week) which offers potential for increased trade. Net sales for the 2023 period are £72,437 with an adjusted net profit of £25,000. Full trade accounts will be made available to serious parties following any viewing. It is our opinion that this business would suit an aspiring chef or couple/family who are looking for the perfect work/life balance.



LICENCE

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

Sunday to Thursday: 10:00 - 01:00

Friday & Saturday: 10:00 - 02:00

CURRENT OPENING HOURS:

Monday & Tuesday: closed

Wednesday to Saturday: 18:00 - 22:00

Sunday: 12:00 - 16:00

SERVICES

All mains services are connected.

Local Authority: Barrow-in-Furness Borough Council,
Town Hall, Duke Street, Barrow-in-Furness LA14 2LD
(01229 87654)

Rateable Value as at 01 April 2023: £2,000

The business is subject to Small Business Rates Relief

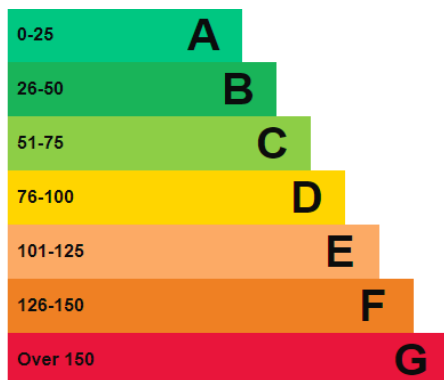
TENURE & PRICE

FREEHOLD £275,000 to include goodwill and 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.

OR, ALTERNATIVELY

LEASEHOLD	£20,000 to include goodwill, fixtures and fittings. Stock at valuation in addition
TERM	5 years
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Non assignable
BOND	A bond equivalent to three months' rent in advance
RENT	£20,800 per annum, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will not be payable on the Premium and rental payments



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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EPC Reference: 2256-5887-7059-9423-7679

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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