



The Ship Inn

Main Street, Bardsea, Ulverston, Cumbria, LA12 9QT

Tenure: Freehold

Price: £425,000

Ref: 95529

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Low Furness seaside village
- Traditional pub and restaurant (52)
- Self-contained one bedroom flat
- Seven letting bedrooms
- Tourist hotspot
- Sales for year ended April 2025: £318,804

Location

Bardsea is a village in the Low Furness area of Cumbria on the north shore of Morecambe Bay. The area is popular with tourists who visit to enjoy the extensive beach, Birkrigg Stone Circle (a prehistoric circle of stones estimated to be 3,000 years old) and Sea Wood Nature Reserve during the spring and summer months. There are many holiday parks in the surrounding area, as well as a local golf course. Bardsea is within easy reach of Barrow, the market town of Ulverston and the Lake District National Park. The village lies on the A5087 coast road which links to the A590 and the national motorway network.

The Property

The property holds an end terrace position and is set over two storeys. It is of local stone construction with blue painted exterior under a pitched slate roof.



Trade Areas

Vestibule leading to OPEN PLAN TRADE AREA. To the right is the MAIN BAR with wood constructed BAR SERVERY and back bar, carpeted and tiled floors, loose seating for 10 and a stone fireplace with log burner. The RESTAURANT AREA is to the left with loose dining for 22 patrons, tiled floors and a brick fireplace. TV ROOM offering seating for 20 with a brick chimney breast and log burner and a serving hatch. It is apparent all trade areas have been well invested in; they have modern décor and lighting and no expense has been spared on furnishings.

GENTLEMEN'S TOILETS offset.

Well-equipped and generous sized TRADE KITCHEN with Altro nonslip flooring, multiple WASH and PREP AREAS and a good selection of catering equipment and effects. The kitchen has been fully refurbished in recent years.

CELLAR to hatch behind bar with KEG ROOM and BEER DROP.



Owners' Accommodation

Located on the ground floor to the rear of the building and comprising:

OPEN PLAN LOUNGE and DINING AREA with French doors leading to PRIVATE PATIO, DOUBLE BEDROOM with EN SUITE, fitted KITCHEN and UTILITY ROOM.

Letting Accommodation

Located on the first floor:

ROOM 1 is a large DOUBLE with EN SUITE BATH (currently used by the owner as accommodation).

ROOM 2 is a SINGLE (currently used as the owner's lounge) and has scope to install an en suite shower room.

ROOM 3 is a DOUBLE with EN SUITE BATH.

ROOM 4 is a large DOUBLE with EN SUITE BATH.





Letting Accommodation continued

ROOM 5 is a TWIN with EN SUITE SHOWER ROOM.

ROOM 6 is a DOUBLE with EN SUITE SHOWER ROOM.

ROOM 7 is a DOUBLE with EN SUITE SHOWER ROOM.

LADIES' TOILETS.

All letting rooms are individually decorated and furnished to a high standard and provide tea and coffee making facilities.

Good sized LOFT SPACE which could be utilised as a bedroom, subject to the relevant planning permission.

External

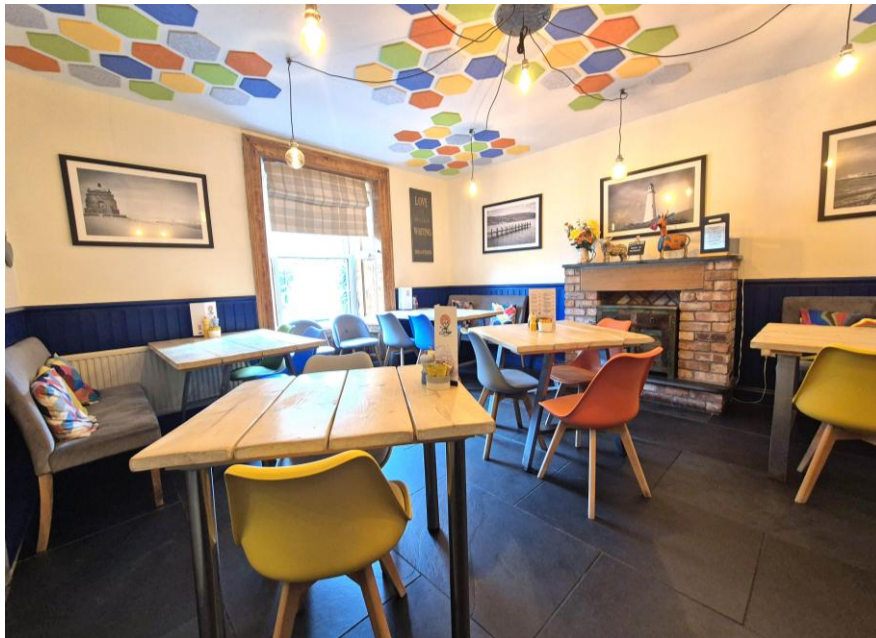
Picnic style benches to the front of the property to accommodate 12. To the side of the property is a CAR PARK with space for 10 vehicles, with pergola and patio area and picnic style benches to accommodate 30.

The Business

The Ship Inn is an established bar and restaurant in the popular seaside village of Bardsea. The pub is well supported by locals and residents of the surrounding villages as well as tourists in the spring and summer seasons. Additionally, the property offers 7 letting rooms, 5 of which are in operation and in high demand, being let to both tourists (in season) and contractors working at the nearby BAE Systems (all year round). There is potential to increase sales by opening up the two letting rooms currently used by the owner as well as offering the one bedroom, self-contained flat on the short-term holiday market. In addition, the loft space could be converted (subject to planning permission).

The Ship Inn has an excellent reputation with great reviews on Booking.com, Facebook and Google, and is renowned for its food menu with Sunday lunches being hugely popular. The business enjoys much repeat trade. Sales for the year ended April 2025 show a turnover of £318,804. Trade accounts can be made available upon request following a formal viewing.

www.theshippinnbardsea.co.uk







Tenure & Price

FREEHOLD £425,000 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.

Licences

A 24-hour Premises Licence is held.

Current Opening Hours

Seven days a week: 12:00 – 22:00

Services

All mains services are connected.

Rateable Value: £15,400 as at 01 April 2026. The business is subject to Small Business Rates Relief.

Local Authority: Westmorland & Furness Council







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