



The Commercial Inn

Askew Gate Brow, Kirkby-in-Furness, Cumbria, LA17 7TE

Tenure: Freehold

Price: £350,000

Ref: 96280

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

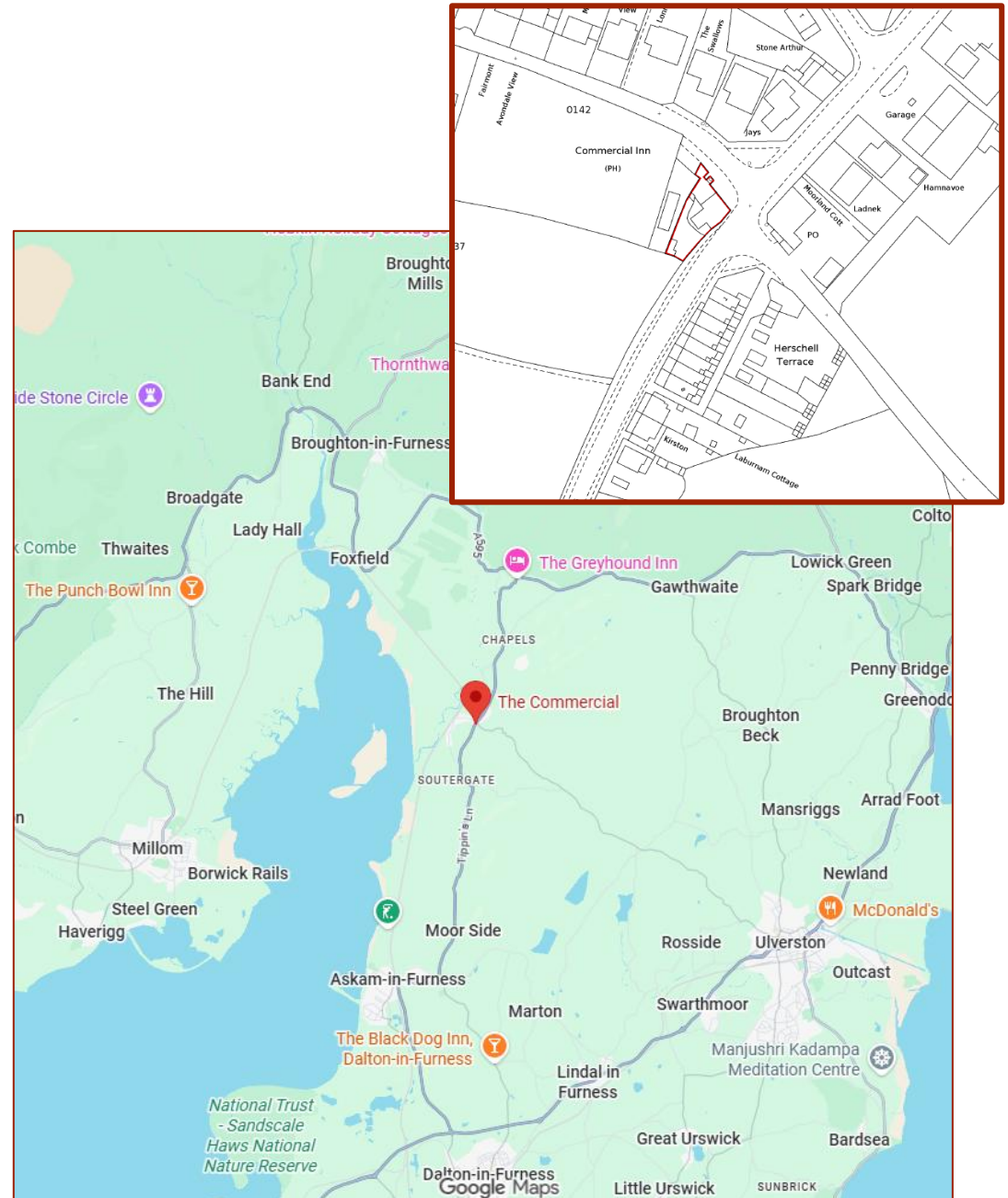
- South Lakeland village
- 19th century freehouse
- Main bar and snug (50)
- Games room and conservatory (36)
- Two-bedroom owners' flat and two letting rooms

Location

Kirkby-in-Furness is a village located in the Furness district of Cumbria. It is one of the largest villages on the peninsula's north-western coast, looking out over the Duddon Estuary. Kirkby, as it is referred to locally, is within easy reach of the Lake District National Park; Coniston is 13 miles north and Bowness-on-Windermere is 20 miles north-east. The village offers good transport links: it sits on the A595 which provides direct access to Dalton-in-Furness and Barrow-in-Furness to the south and connects to the Cumbrian coast and Whitehaven to the north-east. Kirkby is ideally situated between BAE Systems and the Sellafield Nuclear site which attracts many contractors to the area.

The Property

The Commercial Inn is a 19th century, stone-built building over two storeys under a pitched slate roof. It is in a prime, roadside location in the heart of the village.



Trade Areas

Entrance vestibule leading to MAIN BAR which comprises loose and bar seating for 24, wood flooring, exposed ceiling timbers, 'L' shaped BAR SERVERY with wood shelf back bar and access to the kitchen and bottle store. The trade area also features a darts throw and a raised, carpeted section with open fireplace and seating for an additional 18.

LADIES' and GENTLEMEN'S TOILETS.

SNUG AREA with sofa and loose dining seating for 8 and a television.

CELLAR to basement with beer drop to the rear trade garden.

Good sized KITCHEN with Altro nonslip flooring. Fully-equipped with prep areas, wash areas and refrigeration units.

GAMES ROOM with seating for 10, tile flooring and a pool table.

STOREROOM leading to a CONSERVATORY/FUNCTION ROOM with seating for 26, tile flooring and French doors leading onto the trade patio.



Owners' Accommodation

Located at first floor:

Spacious LOUNGE, two LARGE DOUBLE BEDROOMS, SHOWER ROOM and KITCHEN (newly fitted with wall and base units and a breakfast bar).

Letting Accommodation

Also located at first floor, comprising:

LETTING ROOM ONE: LARGE DOUBLE with EN SUITE BATHROOM featuring freestanding bath.

LETTING ROOM TWO: LARGE DOUBLE with EN SUITE SHOWER ROOM.

Both letting rooms have been refurbished in recent years and offer spacious, modern accommodation. The letting accommodation also has a private entrance and can be accessed via the owners' accommodation.





External

TRADE GARDEN to the rear of the property which features a patio leading to a section of artificial turf with a wood constructed, sheltered seating area for 60. The trade garden has recently been beautifully renovated and offers stunning views of the Duddon Estuary and surrounding countryside. No designated parking is available but there is on-street parking around the property.

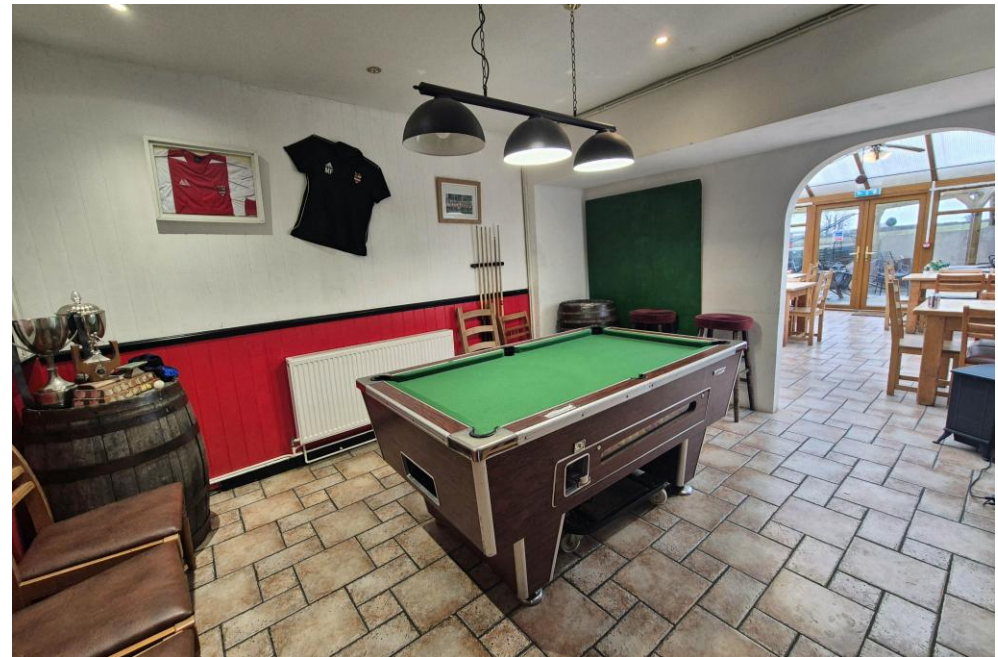
The Business

The Commercial Inn has been operated by our client since 2021 and has benefitted from substantial investment and refurbishment, most notably to the ground floor trade areas, the letting rooms and the trade garden. These works have preserved much of the building's original charm and features such as exposed beams, original fireplaces and low ceilings. The business is well-supported by the local community and also attracts passing trade due to its location between the Lake District and Barrow-in-Furness. The two letting rooms are currently used as owner's accommodation but could provide an additional revenue stream if they were made available on the short-term holiday market or advertised to contractors working in the National Park, BAE Systems or Sellafield.

The business is mostly wet-led, although our client offers a food service on Fridays and Saturdays. Hence, there is potential to extend the food offering. More extensive marketing of the function room/games room for private hire and functions might also generate more trade.

Full trading information can be provided upon request following a formal viewing and with the consent of our client.







Tenure & Price

FREEHOLD £350,000 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 Premises Licence is held permitting the retail of alcohol:

- Monday: 11:00 – 01:00
- Tuesday to Thursday: 11:00 – 00:00
- Friday & Saturday: 11:00 – 01:00
- Sunday: 12:00 – 01:00

South Lakeland District Council Premises Licence No. PLA0417.

Current opening hours

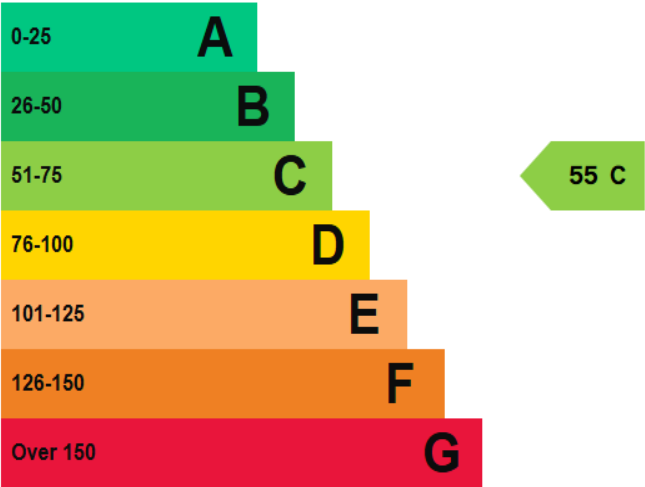
- Monday: Closed
- Tuesday to Thursday: 16:00 – 23:00
- Friday: 16:00 – 00:00
- Saturday & Sunday: 14:00 – 00:00.

Services

We are informed that all mains services are connected.

Rateable Value: £5,500 from 1st April 2026.
We are advised the business is subject to Small Business Rate Relief.

Local Authority: Westmorland & Furness Council.





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Business Mortgages

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Utility Helpline

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