



The Miners Arms

Nenthead, Alston, Cumbria CA9 3PF

Freehold £345,000

- Stunning North Pennines location
- Public house dating back to 1758
- Three section trade area (100)
- Spacious four bedroom owners accommodation
- One bedroom holiday let
- Potential to develop, subject to planning permission

Ref: 19904

01434 607841

north@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The village of Nenthead is located in the North Pennines, Cumbria and is England's highest village, at 1,500 feet above sea level. Historically, Nenthead was a major centre for lead and silver mining, at one time being the most productive in the country. The village was not built until the middle of the 18th century and was one of the earliest purpose-built industrial villages in Britain. The economy of the village now relies on tourism; the Coast to Coast Cycle Route passes through the village and other notable points of interest include Nenthead Mines and St John's Church. The latter is the highest parish church built in England and is surrounded by stunning scenery. There are also various walking routes through this Area of Outstanding Natural Beauty. Nenthead is approximately 4.5 miles east of Alston, 44 miles west of Newcastle upon Tyne and 34 miles south of Carlisle. The village lies on the A689 and can be easily reached via Hexham, Penrith and Scotch Corner.

The stone built property dates back to 1758. It is over two storeys to the main with two single storey extensions and sits under a pitched slate roof. It briefly comprises:

TRADE AREAS

Entrance vestibule with main BAR to the left which is split into two sections and offers seating for 60 with wood constructed BAR SERVERY, tile and wood flooring, exposed stone walls and log burner.

LADIES', GENTLEMEN'S, DISABLED TOILETS and cleaning storeroom offset.

CONSERVATORY AREA with tiled floor and stone walls, and door access to the front of the property. This area would accommodate 40.

TRADE KITCHEN which is of a good size and well equipped, and features vinyl flooring, hood canopy and multiple WASH and PREP AREAS. UTILITY ROOM offset.

CELLAR to basement with beer drop.

OWNERS ACCOMMODATION

Accessed from the main entrance to the ground floor is a spacious LOUNGE with wood flooring and feature fireplace with log burner.

FIRST FLOOR:

Four large DOUBLE BEDROOMS, OFFICE and FAMILY BATHROOM with freestanding bath and shower cubicle.

LETTING ACCOMMODATION

Ground floor annexe which comprises: open plan LOUNGE/DINING AREA, KITCHEN with fitted wall and base units and appliances, and DOUBLE BEDROOM with EN SUITE SHOWER ROOM.

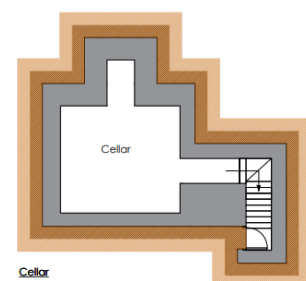
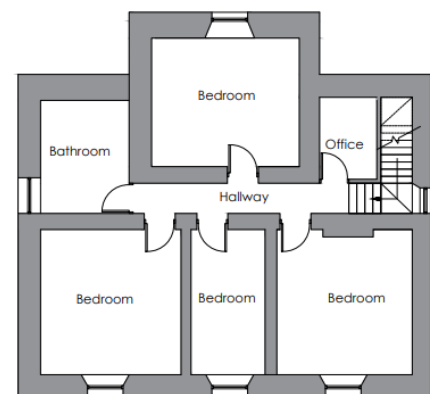
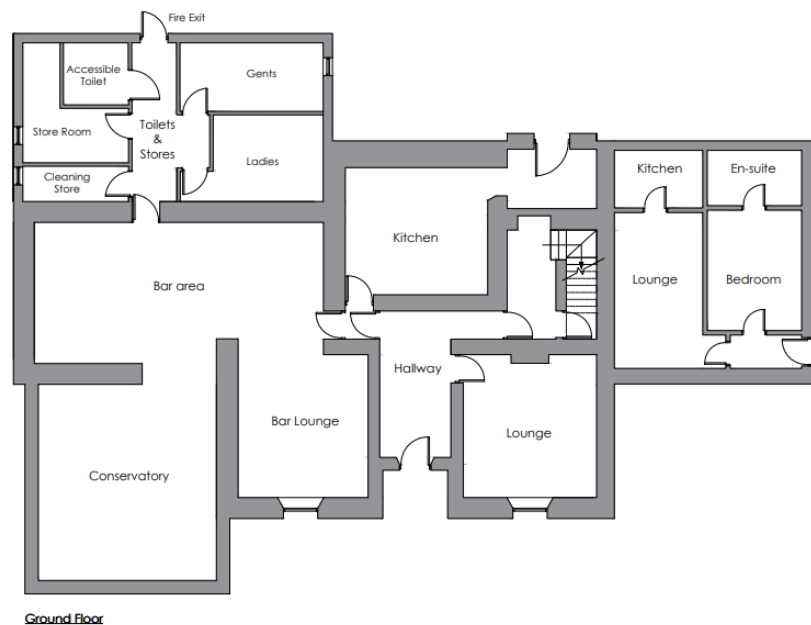
EXTERNAL

Two stone OUTBUILDINGS to the rear of the property are currently used for storage. COURTYARD leading to split level PATIO and GARDEN AREA offering hillside views. To the front of the property is the former TRADE GARDEN which would accommodate approximately 25. CAR PARK to accommodate six vehicles. Three SINGLE GARAGES.

THE BUSINESS

The Miners Arms is currently closed, although our client operates the annexe as a holiday let. The property has much potential which could be realised either by reopening the once popular restaurant and bar and capitalising on the seasonal trade, or by modernising the four first floor bedrooms to create guest accommodation and developing the outbuildings into two self-contained holiday lets (subject to the relevant planning permissions). This accommodation could achieve in the region of £100 - £120 per night on the short term holiday market.

Our client advises that, prior to closing, the pub was taking in the region of £120,000 per annum. High levels of trade could be generated through extensive marketing, taking advantage of the business's position on the Coast to Coast Cycle Path and introducing a beer garden to the split level rear trade patio.



TENURE & PRICE

FREEHOLD £345,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

LICENCE

The Premises Licence has lapsed.

Local Authority: West Morland & Furness Council, Portland Place, Penrith, CA11 7BF.

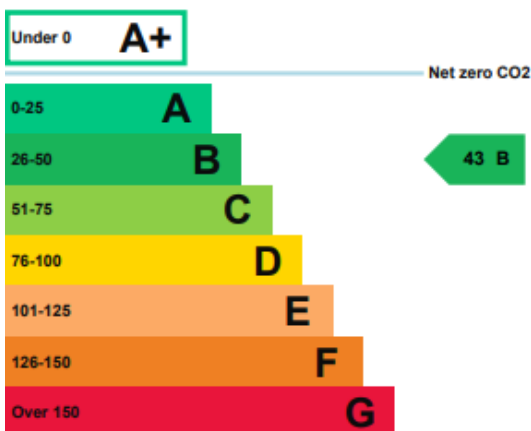
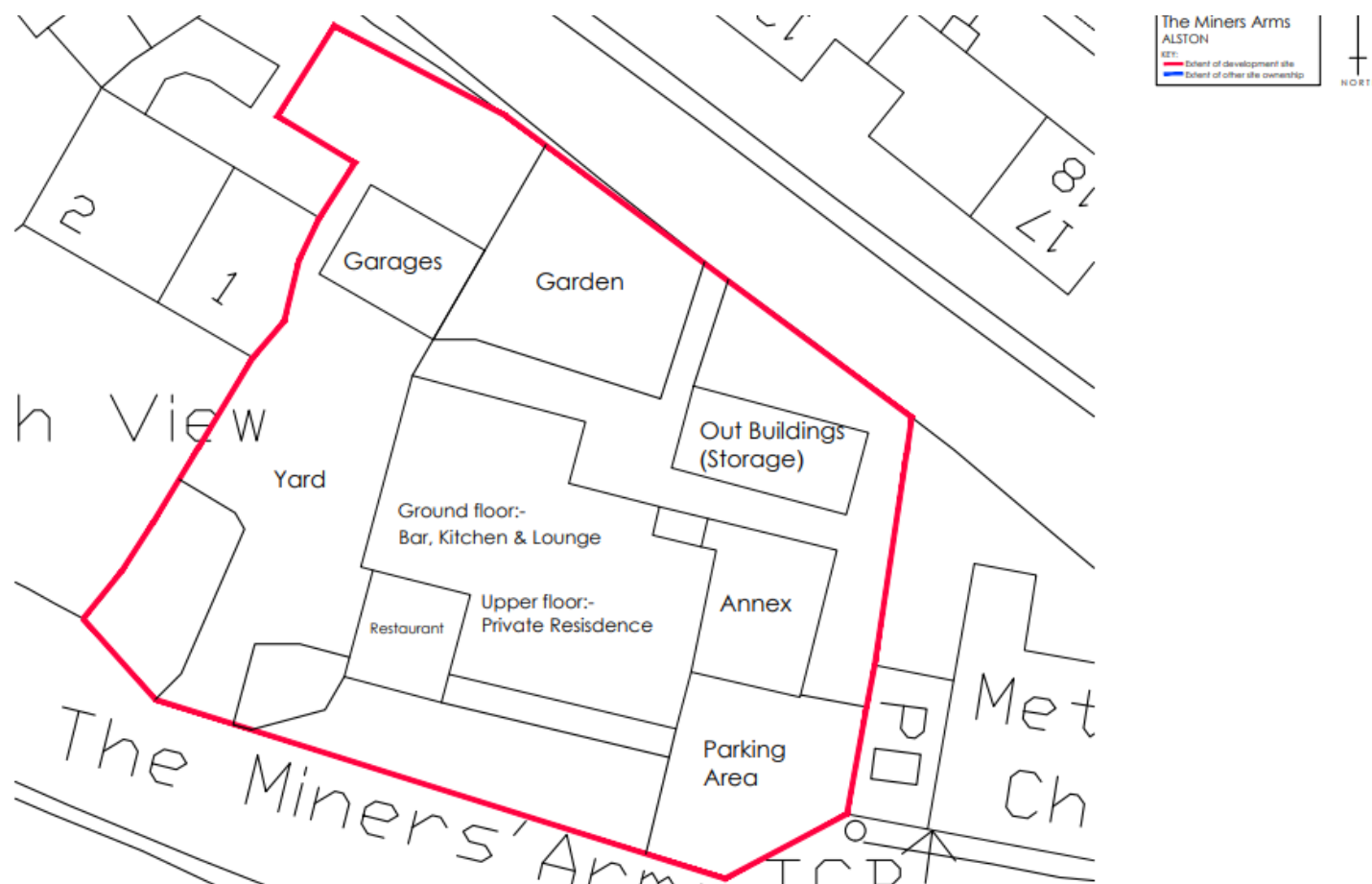
Rateable value: £3,700 from 01 April 2023 to present.

SERVICES

Mains water and electricity. Two multi fuel stoves with back boilers provide central heating and hot water.

There is no mains gas; an LPG tank supplies gas to the kitchen cooking appliances.

The current owner has added a grey water system to supply the toilet facilities.



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: 0132-6555-2555-2880-3102

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635