

Village Inn on Edge of Lake District



KINGS ARMS
STANTON
PENRITH
CUMBRIA CA11 0EP

FOR SALE FREEHOLD
PRICE GUIDE: £360,000
OR
LEASEHOLD
INGOING £40,000 / RENT £24,000 PA

- Popular food destination pub with separate shop and post office
- Outside seating areas, garden, parking and 2-bedroom owner's accommodation
- Open plan bar and dining area
- Takings £347,000 net in 9 months to 31/12/2023
- Attractive village nr Penrith and gateway to the Lake District

Ref: MA1199

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

tel: 017684 83498

email: info@merecommercial.co.uk



Overview

A popular and thriving village pub and food destination inn, situated in an attractive village on the edge of the Lake District National Park. The business has been owned and run by the current proprietors since 2009 as a family business with an excellent reputation for traditional fare. Opening hours are Monday to Friday 12-3pm and 6-11.30pm and Saturday to Sunday 12 noon to 12 midnight. Turnover for the 9 months to 31 December 2023 was £347,000 net of VAT, with a split about 55% food and 45% wet. The pub also has an adjoining shop and post office producing additional income of about £15,000 a year which is included in a freehold sale and could be available separately to an incoming tenant. Anyone operating the post office counter would need to apply to the Post Office for the subpostmaster position. Our clients are seeking to retire from the business. Full accounts will be made available to bona fide applicants, normally after viewing.

Website: www.kingsarmsstainton.co.uk.

Location

Stainton is a popular village on the edge of the Lake District National Park lying between the A66 and A592, the gateway to the Ullswater valley, about 2½ miles west of the market town of Penrith and a mile from M6 Junction 40. It lies in the parish of Dacre which includes the villages of Dacre and Newbiggin with an overall population of around 1,500. The thriving village has a primary school, hotel, village hall as well as the pub and post office and the Rheged discovery centre lies closeby.

Description

The property comprises a traditional village pub, built in stone with rendered elevations and slate tiled roofs. Extensions have been added at the rear. It has outside areas and parking.

Accommodation

The Pub

Entrance Lobby; Bar and Seating Area (9.53m max x 8.35m max) L-shaped having a traditional ambience with timber beams, fireplaces, bench seating and tables and chairs for approximately 40 and bar servery; **Ladies and Gents Toilets** at either end of the bar; **Inner Hall** with access to the first floor; **Boiler and Cleaning Room; Catering Kitchen** (8.02m x 2.78m) with non-slip floor covering, extractor, stainless steel sink unit, and range of equipment including 6 ring range, stainless steel units, microwaves, griddles, fryers, fridges and freezer; **Beer Cellar** and **Store Room** with outside access.

The Shop

Sales (3.79m x 5.14m) including WC.

The Flat

On the first floor with access from the pub and separate external stairs: **Kitchen** (3.16m x 2.07m) with modern units, electric oven and hob and stainless steel sink unit; **Living Room** (4.18m x 3.49m); **Bedroom 1** (2.99m x 4.43m); **Bedroom 2** (2.41m x 5.58m); **Bathroom** with bath, separate shower, WC and wash hand basin.

Outside

To the front is parking for about 7 cars, covered seating area with patio dining seating for about 14.

All references to areas and dimensions are deemed to be approximate.

Services

We are advised that mains water, electricity and drainage are connected to the property. The pub has lpg gas central heating. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Rates

Description in list: Public House & Premises

Rateable Value: £9,950

Council Tax: Band A

The property qualifies for 100% small business relief.

Fixtures & Fittings

Included in the sale is an inventory of trade fixtures, fittings, equipment and furnishings. Any items not included in these particulars, or the inventory are excluded. Stock will be valued separately and taken on completion.

Energy Performance Certificate

This property's current energy rating is E. A copy of the EPC is available on our website.

Tenure

The property is available freehold or leasehold.

If leasehold, a new lease would be granted to an approved tenant subject to agreement of terms plus an ingoing for the goodwill and inventory. The tenant will be expected to pay the landlord's reasonable legal costs in the preparation of the lease.

Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. An option to Tax has been made on this property and VAT is payable on the price, premium or rent. Stamp duty is liable at the prevailing rates.

Finance

If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

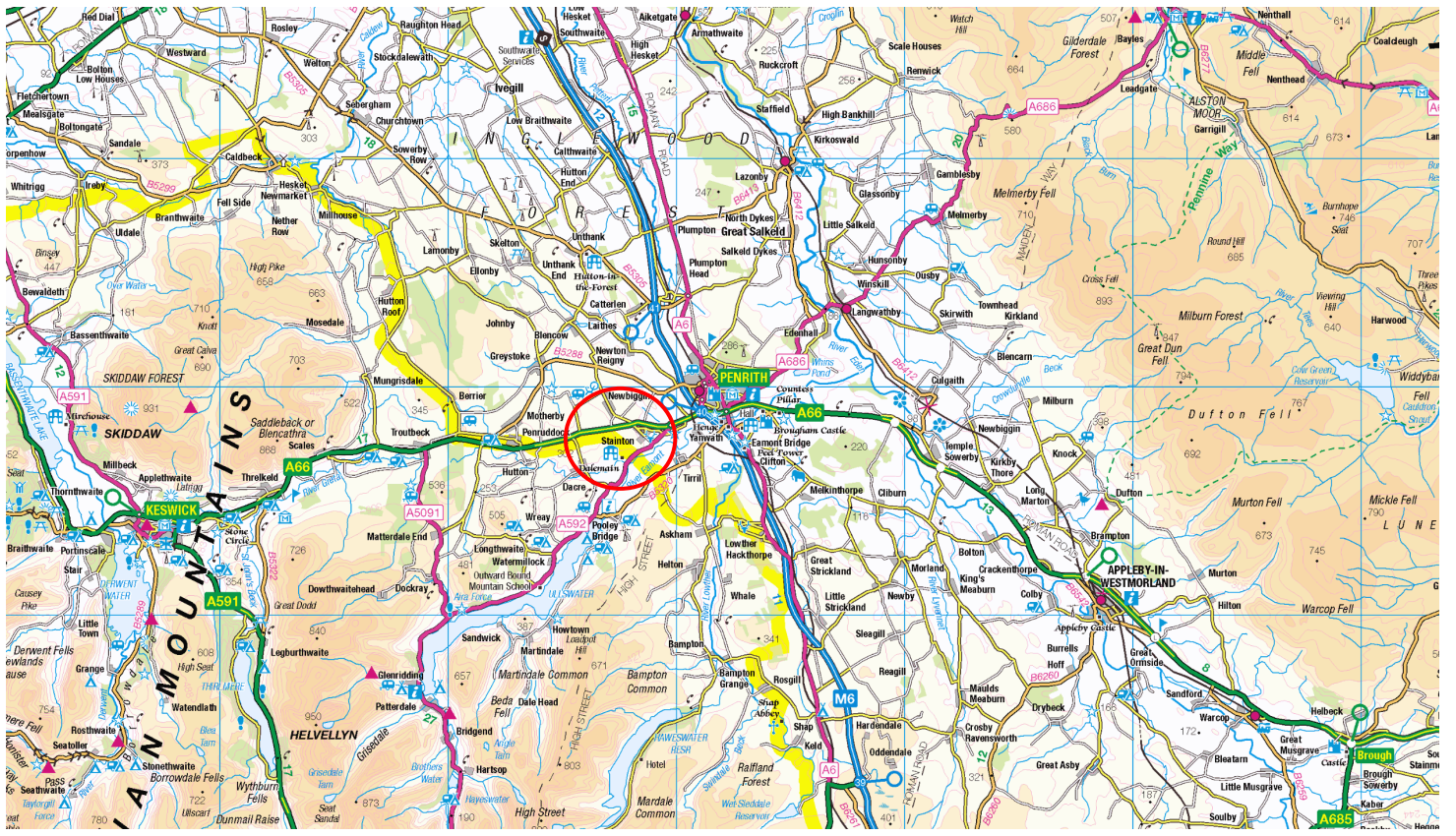
Money Laundering Legislation

Estate Agents are obliged to obtain evidence of identity and proof of address of buyers to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 20/03/24





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