

The Red Lion

West Street, Aspatria, Carlisle, Cumbria, CA7 3HQ



For Sale Freehold Licensed Premises Guide Price: £110,000 plus VAT Sole Selling Agents

- Community focused public house
- Situated in the Cumbrian town of Aspatria
- Fronting the busy A596
- Traditional two-room operation with games area
- Car parking available to the front
- Three-bed private owner's accommodation to the first floor
- Alternate use opportunity subject to obtaining the necessary permissions

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Location

Aspatria is a town situated within Cumbria, located between the towns of Whitehaven to the south west and Carlisle to the north east with a population of approximately 2,800. Aspatria is located amongst several smaller Cumbrian villages, situated 8 miles northeast of Maryport, a similar distance to the southwest of Wigton and 9 miles north of Cockermouth.

The Red Lion is positioned fronting the A596 and benefits from high amounts levels of passing trade and is in close proximity to Aspatria train station and local amenities.

Accommodation

The Red Lion is a two storey property of brick construction with painted and rendered elevations which sits underneath a pitched tile roof.

Furnished in a traditional style throughout, the internal ground floor trading area is relatively open plan and comprises two distinct sections revolving around a large central servery. The main bar area is set out for informal drinking and has the potential to accommodate circa 40 covers. The continuation of the servery towards the rear of the premises further accommodates a smaller games room and snug with a further 15 covers.

Ancillary trade areas comprise customer WC's, cellarage and chilled beer stores.

Private accommodation is located on the first floor comprising three double bedrooms, kitchen, living room and bathroom.

Externally and to the rear of the property, the site benefits from a trade patio and covered smoking solution. Customer parking facilities can be found to the front of the property with the potential to accommodate circa 4 vehicles.

Ground floor GIA is approximately 2,145 square feet.

The pub sits on a plot size amounting to circa 0.13 acres.

The Red Lion offers considerable scope for local and regional public house operators seeking an opportunity to create a good quality offering to serve the local community and various sports teams. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.

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General Information

Rating

The current Rateable Value is assessed at £3,500.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently open and trading.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

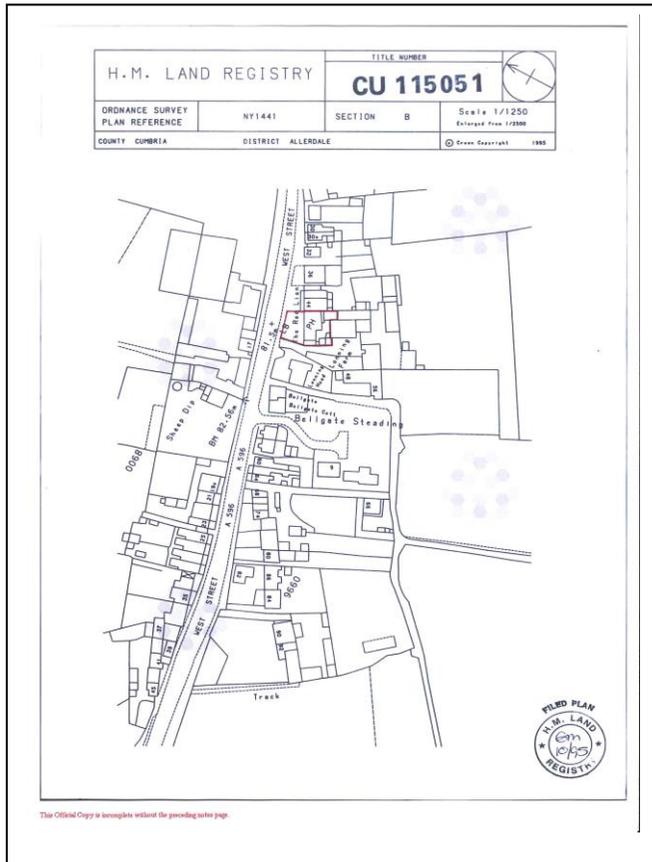
The property has an EPC rating of E. An EPC is available upon request.

VAT

VAT will be applicable on the sale of this property.

Viewings

All viewings are strictly by appointment only.

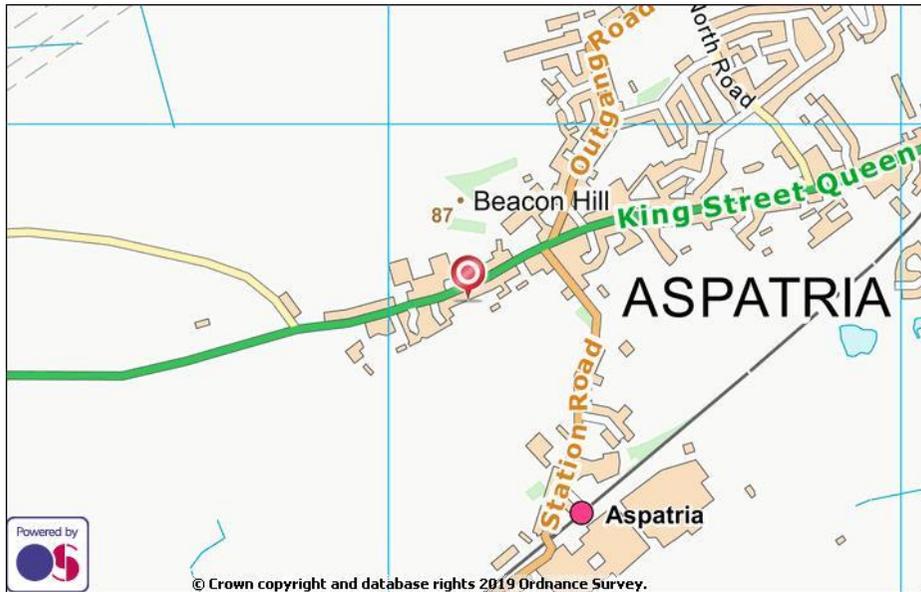


☎ 0113 8800 850

Second Floor, 17/19 Market Place, Wetherby, Leeds LS22 6LQ
leeds@jamesabaker.co.uk www.jamesabaker.co.uk

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Agent Details

For further details please contact



Henry Boshier
Agency Surveyor, Leeds



07800 580 659



henry@jamesabaker.co.uk



Matt Whiteley
Associate Director, Leeds



07483 077 344



matt@jamesabaker.co.uk

Disclaimer

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