

FOR SALE FREEHOLD PUBLIC HOUSE GUIDE PRICE £350,000

THE HIGHLAND DROVE INN

Great Salkeld, Penrith, Cumbria, CA11 9NA



Key Highlights

- Freehold detached country pub
- Situated in an idyllic village location
- Additional en-suite letting rooms
- Late Licence
- Fully fitted with commercial kitchen
- Offers in excess of £350,000

Prospective purchasers should be aware that the sale is by way of fixed charge receivership and that the contract will reflect the nature of the sale with no title guarantee or any personal warranties from the receivers.

SAVILLS MANCHESTER
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Location

The property is located in the centre of the small village of Great Salkeld in East Cumbria, approximately six miles east of Penrith. The surrounding area is predominately rural and immediately surrounding the property is a mixture of private residential cottages together with the Local Parish Hall. The village is served by the B6412 which connects to the A686 and connects with Lazonby. The village has a wealth of history and has long been celebrated for its rural beauties and the extensive and diversified views which it commands.

Property

The property comprises a detached two storey historic stone building with painted and rendered elevations and a pitched slate roof. To the rear, there is a modern extension providing a first floor dining area.

Externally, there is a decked beer garden, private gardens and parking for approximately three vehicles, together with on-street parking.

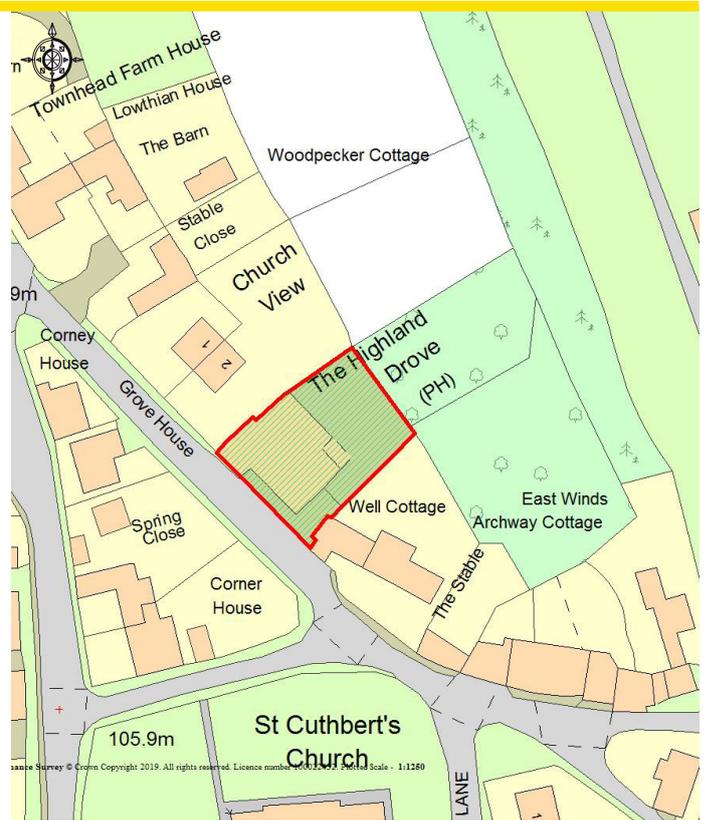
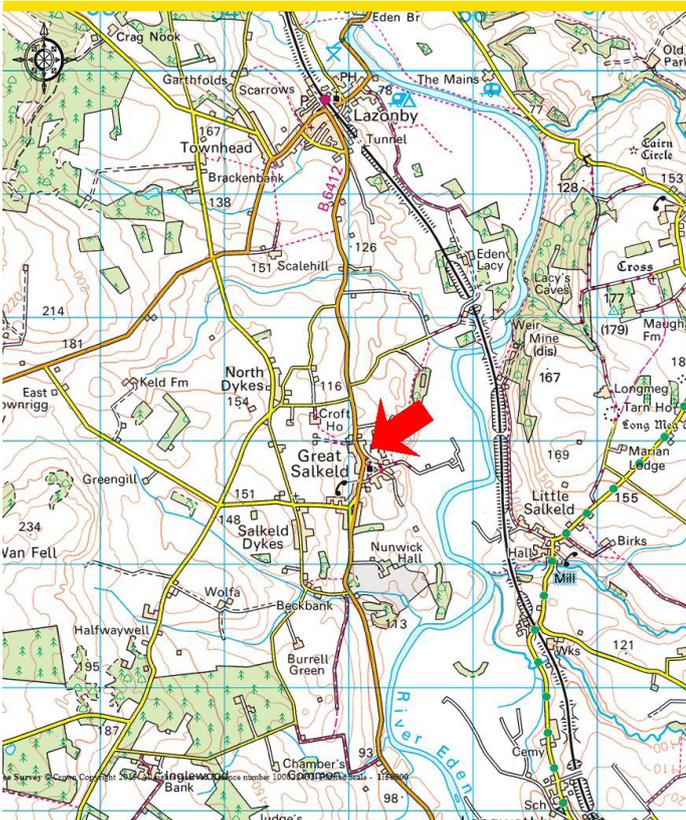
The property extends to approximately 0.080 hectares (0.197 acres).

Internal Description

The property is arranged over ground and first floor level. The ground floor comprises a central bar servery, dining area, pool area, ladies' and gentlemen's WCs, a trade kitchen and cellar.

The first floor comprises a dining area, office, five double en-suite letting rooms and two additional rooms which are currently occupied by the owner's.

The property has an approximate Gross Internal Area at ground floor of 280.50 sq m (3,019 sq ft) and an approximate Gross Internal Area at first floor level of 290.79 sq m (3,130 sq ft).



Licences

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol from 6pm to midnight on Monday, 12pm to 3pm and 6pm to 12am Tuesday to Friday and 12pm to 12am Saturday and Sunday.

Planning

The property is not listed but is situated within a conservation area. All enquiries regarding planning matters should be directed to Eden District Council Planning Department (01768 817817).

Rating

The subject property is listed within the 2017 Rating List with a rateable value of £16,000. The National Multiplier for England and Wales 2018/2019 is £0.48.

Fixtures & Fittings

The property is available as a fully fitted asset and all fixtures and fittings which are owned outright will be included in the sale. Tills, IT equipment and any third party items, such as dispensing equipment will be excluded.

Contact

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tcunningham@savills.com

Tenure

We understand the property is held freehold.

EPC

The property has an EPC rating of C.

Viewing

Strictly by appointment with Savills.

VAT

It is understood that VAT, if applicable, will be payable in addition to the purchase price.

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