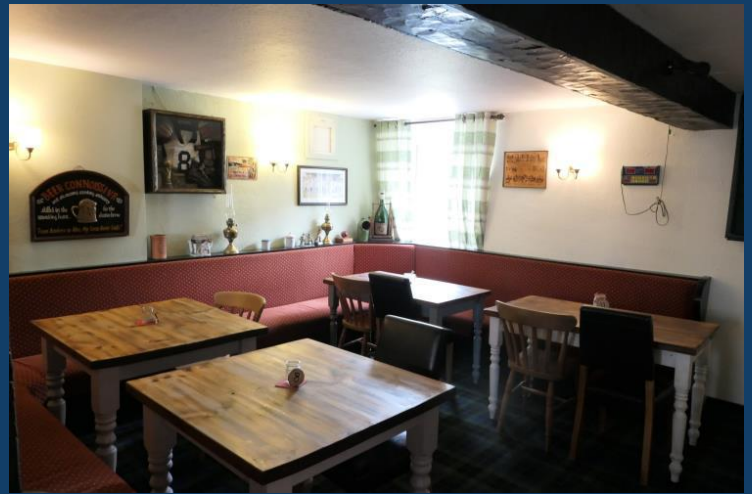


FOR SALE/TO LET

238 Sq M



THE KINGS ARMS, STANTON, PENRITH, CUMBRIA, CA11 0EP

- 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.

DGRE

THE KINGS ARMS, STANTON, PENRITH, CA11 0EP

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.

Location

Stanton 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.

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.

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

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Planning Information

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

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.

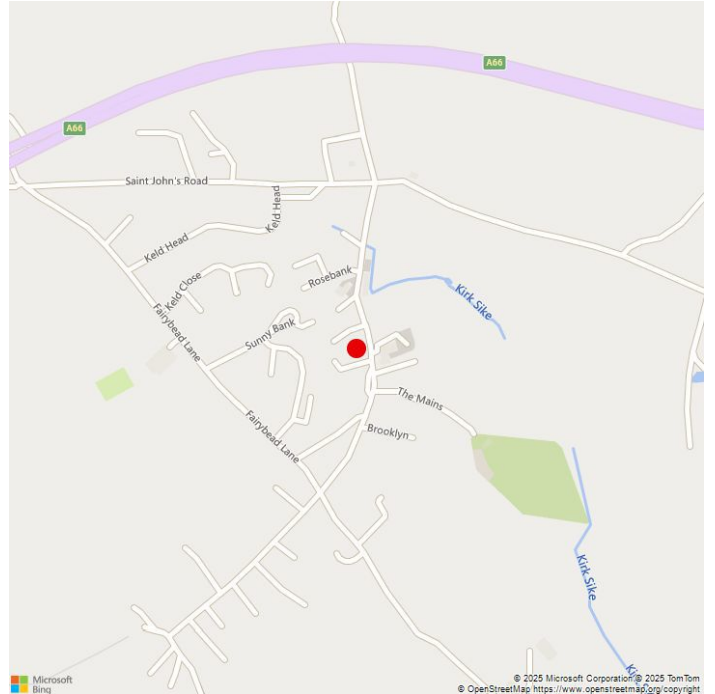
Business Rates

Description in list: Public House & Premises

Rateable Value: £9,950

Council Tax: Band A

The property qualifies for 100% small business relief.



Additional Information

Price

£435,000 for the Freehold

Rent

£30,000 Per Annum

EPC

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

Viewing

Strictly through DGRE

DGRE Agency Admin

03333201400

admin@dgre.uk