

FREEHOLD PUBLIC HOUSE WITH TWO SELF-CONTAINED HOLIDAY LETS/ OWNER  
ACCOMMODATION  
Emily's Black Lion, The Square, Ireby, Cumbria, CA7 1EA

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## FEATURES

Traditional village pub – full trade inventory in situ and included  
1 x 2 + 1 x 1 bedroom apartments  
Would suit owner occupier or investor  
Excellent turnover and profits – business development opportunities

## BUSINESS DESCRIPTION

Traditional English pub offering family dining and a good range of local and regional ales with a good mix of local and visitor trade. In excellent decorative order and featuring open beams, wood burner in feature fireplace, wood panelling and timber plank flooring.

With over 35 internal covers and 15 external, the pub is open 7 days a week from midday to 11pm and currently offers food during the evenings and weekends.

Accounts of trade available to interested parties usually after viewing.

The establishment is presently run by the proprietor with up to five part-time staff according to season/ demand.



This business requires dedication to maintain the high standards that have been set and with other business commitments pending, the proprietor is seeking to offer this genuinely great opportunity to another at a very reasonable price to encourage continuity of the business.

There are service areas that include a fully fitted kitchen, male & female WC's and a separate fully equipped cellar and keg storage. To the rear of the cellar is a boiler room and further dry goods store.

Upstairs there are two apartments. Emily's View is the larger and on two levels with an entrance hall, cupboard space, living room, dining room (could create additional bedroom), fitted kitchen and bathroom. On the second floor is a sitting room with two additional bedrooms.



Emily's Nook provides an entrance hall leading to an open plan living/ dining/ kitchen, bedroom and shower room.

The business of the public house and the holiday lets are accounted for separately and run as two separate businesses.

## PRICE

The Freehold of this pub with rooms, including the fixtures and fittings, is offered at £449,999.

## LOCATION

Emily's Black Lion is located on the northern boundary of the Lake District National Park in the centre of the pretty village of Ireby. It is some 12 miles north of Keswick, the tourism hub of the northern region of the National Park and is 7 miles from the northern shore of Bassenthwaite lake. Nearby attractions include the Lake District Wildlife Park, The Bassenthwaite Sailing Club and Dodd Wood Forest and it is within easy reach of the Skiddaw range. It is 23 miles west of Penrith, the gateway to the northern lakes, which provides access to the national motorway and railway networks.



## PROPERTY

An end-terraced property on two principal floors with attic rooms above and of traditional stone construction with a double pitched slate covered roof.

## ACCOMMODATION

Ground floor – 98 sq.m

First Floor – 76 sq.m

Second floor – 46 sq.m

Total Gross Internal Area – 220 sq.m

## SERVICES

Mains water, drainage and electricity are connected. There is oil fired central heating throughout.

## LICENCES

There is a current Premises Licences that will transfer on sale and the purchase will require a Personal Licence in order to continue the business.

## RATING ASSESSMENT

The pub is assessed to have a rateable value of £7,000 in the 2017 Rating List. The holiday let accommodation, Emily's View and Emily's Nook, have a combined rateable value of £3,400 in the 2017 Rating List.

## VAT

The purchaser will be liable for any vat payable on the purchase.

## VIEWING ARRANGEMENTS

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