

Village Pub in Cumbria



CROWN INN
MORLAND
PENRITH
CUMBRIA CA10 3AZ

FOR SALE FREEHOLD
GUIDE PRICE: £195,000

- Lovely Eden Valley village between Appleby and Penrith
- Spacious public bar/games room plus lounge bar/dining area
- 4-Bedroom owner's accommodation
- Peaceful setting next to beck
- Currently not trading

Ref MA1311

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

tel: 017684 83498

email: info@merecommercial.co.uk



Overview

The Crown Inn is a classic village inn which has been trading on a limited wet only basis for the last couple of years but which has enormous potential for an energetic operator looking for a lifestyle business in a beautiful area of the England's northern county of Cumbria.

Location

Morland is a lovely, picturesque village, in a vale running down to a beck, which lies between Penrith and Appleby in the Eden Valley area of Cumbria on the edge of the Lake District. It is a 15-minute drive from Penrith and Junction 40 of the M6. As well as the pub, the village includes a café, church, and Morland House Gardens. The Crown lies at the centre of the village adjoining the beck opposite Mill Yard Café and a home furnishing outlet.

Description & Accommodation

The Crown Inn is a character sandstone property with white rendered front and rear walls and a slate tiled roof with bars, owner's accommodation and outside areas as follows:

Ground Floor

Entrance Lobby (from front) with access to **Cellar**.

Inner Hall

Large Public Bar/ Games Room (11.25m x 6.38m max) with Bar Served, fixed and loose seating catering for about 60 covers and access to outside smoking shelter.

Ladies & Gents Toilets.

Lounge Bar with fixed and loose seating catering for about 30 covers.

Catering Kitchen (6.45m x 2.37m) with wall and base units, extractor and stainless steel sink unit.

First Floor Owner's Accommodation

Bedroom 1 (3.37m x 3.66m) with en-suite bathroom having shower over bath, WC and wash hand basin.

Bedroom 2 (3.45m x 4.03m).

Bedroom 3 (2.43m x 4.14m) leading to:

Bedroom 4 (2.88m x 3.70m).

Bathroom with bath, shower, WC and wash hand basin.

Living Room (6.86m x 6.06m) with fireplace having wood burning stove.

Kitchen (5.91m x 2.62m) with wall and base units and stainless steel sink unit.

Outside

Parking area for 2-3 cars, smoking shelter and small enclosed yard with stores and boiler house.

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. It has lpg gas for cooking and oil central heating. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Tenure

We are advised the property is freehold.

Rates

Description in list: Public House & Premises

Rateable Value: £2,850

Council Tax: Band B

The property qualifies for 100% small business rates 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.

Planning

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

Energy Performance Certificate

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

Vat & Stamp Duty

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.

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.

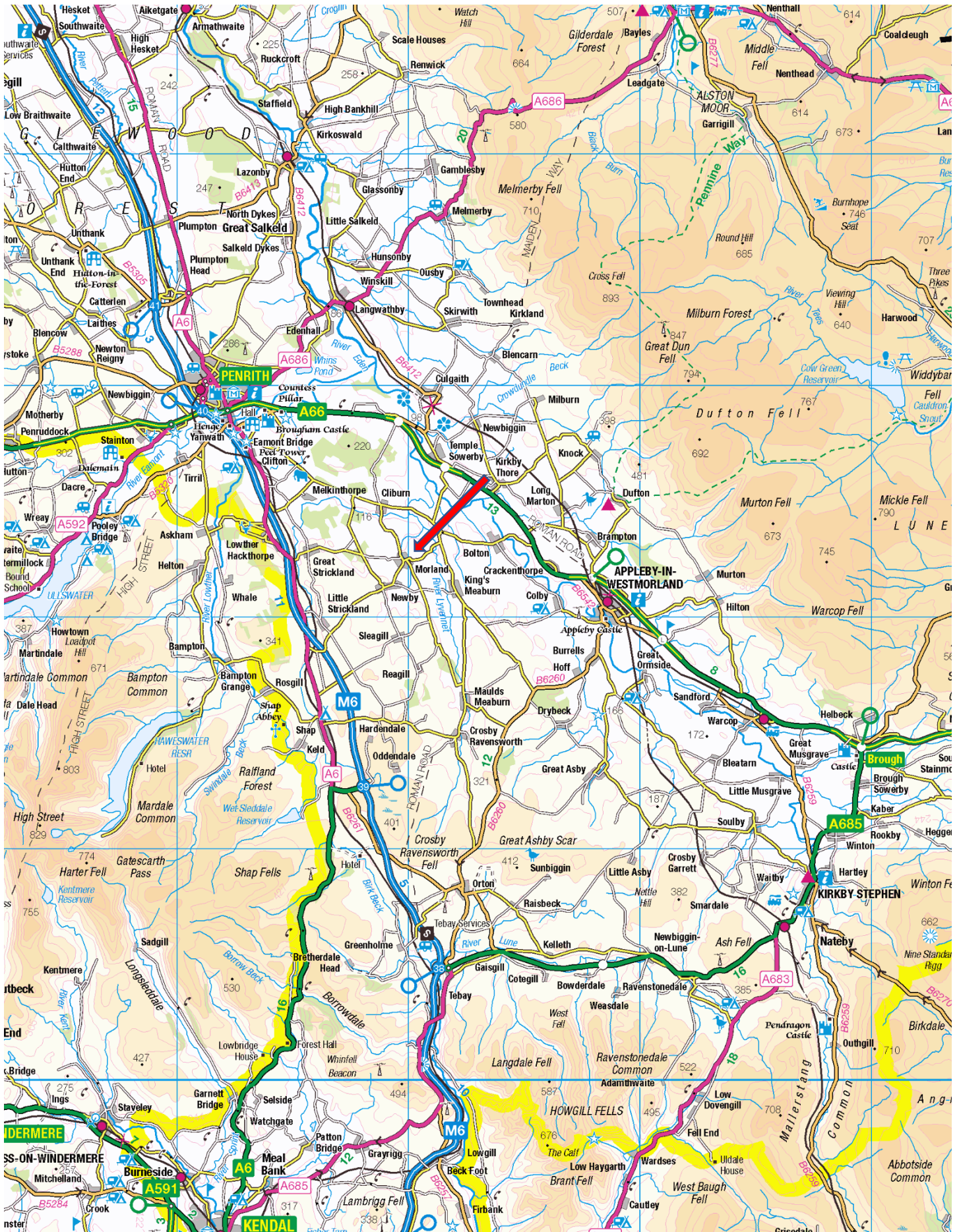
Money Laundering Legislation

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 08/08/2022





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