The Pheasant Inn

Kirkby Lonsdale
Carnforth
LA6 2RX

Freehold: £595,000

Ref: 5651899

KEY HIGHLIGHTS

- Stunning 18th Century Coaching Inn
- 10 Individually Styled Ensuite Bedrooms
- Lounge Bar, Snug & Dining Restaurant (85)
- Net T/O 31.3.24 - £386,670 Profits - £93,172
- Lawned Beer Gardens (50) Private Parking (30)
- 1 Bed Manager's Accommodation. Energy Rating C

LOCATION

The Pheasant Inn is located in the village of Casterton, Cumbria. Casterton is just five miles from junction 36 of the M6 and a mile from the A65 Kendal to Leeds road, with both the infamous Devil's Bridge and the market town of Kirkby Lonsdale being close by, within the Lune Valley. The surrounding countryside makes the Pheasant Inn popular with walker, hikers, cyclists and tourists.

Kirkby Lonsdale was recently named the 'Best Place to Live in the North West' by The Sunday Times which praised its stunning scenic location, booming local businesses, and community spirit.

DESCRIPTION

A detached 18th Century coaching inn of Cumbrian stone construction with many original features.

To the rear is a large car park and outdoor seating with gardens. This attractive traditional inn has been maintained and modernised in keeping with the style and heritage including; beams, wood panelling, oak framed fireplaces and archways, adding character and charm. There is potential to create additional owners accommodation by way of incorporating the existing ground floor bedroom and manager's accommodation with it's own private access.

INTERNAL DETAILS

Reception area, bar area, two seating areas for 30 covers, guest lounge with log burner, snug for 15 covers, and dining room seating 42 plus covers.

Ancillary areas include catering kitchen, separate pastry room, storage, office and toilets.

EXTERNAL DETAILS

Parking to the rear for 30 plus vehicles. Landscaped gardens surrounding the building with A-line tables. To the front of the property is a paved courtyard with seating.

THE OPPORTUNITY

The Pheasant Inn has been owned by our clients' since 2012 and is being offered to the market due to retirement. Our clients' have continually developed and improved the business, having invested time and money in to the premises. We believe the business offers an ideal opportunity for an experienced owner operator to take over an already established and successful inn within a strong trading location.

We have also been advised that the development of 20 new homes is due to commence in the village, which is likely to bring in further trade.

The business is closed for a total of four weeks during the year, three weeks in January and one in August, and doesn't open on either Christmas or Boxing Day. Taking advantage of the Christmas Day trade and opening for at least the week in August, is likely to increase turnover and profits.

TRADING INFORMATION

Net turnover 31.03.2024 - £386,670; Gross Profit of £293,505 (76%) and adjusted profits of £93,172 (adding back only loans and depreciation).

TRADING HOURS

Wednesday to Saturday
10.00am - 11.00pm

Sunday
12.00pm - 4.00pm

OWNER'S ACCOMMODATION

Owner/manager's accommodation currently configured as one bedroom to the first floor level.

LETTING ACCOMMODATION

Currently configured as 10 ensuite letting bedrooms, nine of which are on the first floor and one ground floor room. Each room has been individually and tastefully decorated. There is an additional room which is currently used for live in staff accommodation but could easily be converted into a guest bedroom.

STAFF

The business is owner operated with a complement of four full-time staff including two chefs, and between three to six part-time staff.

FIXTURES & FITTINGS

All fixtures and fittings are to be included, however, any items that are owned by a third party or personal to our clients will be exempt.

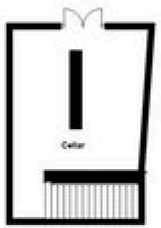
BUSINESS RATES

The Rateable Value is £35,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local Authority.

REGULATORY

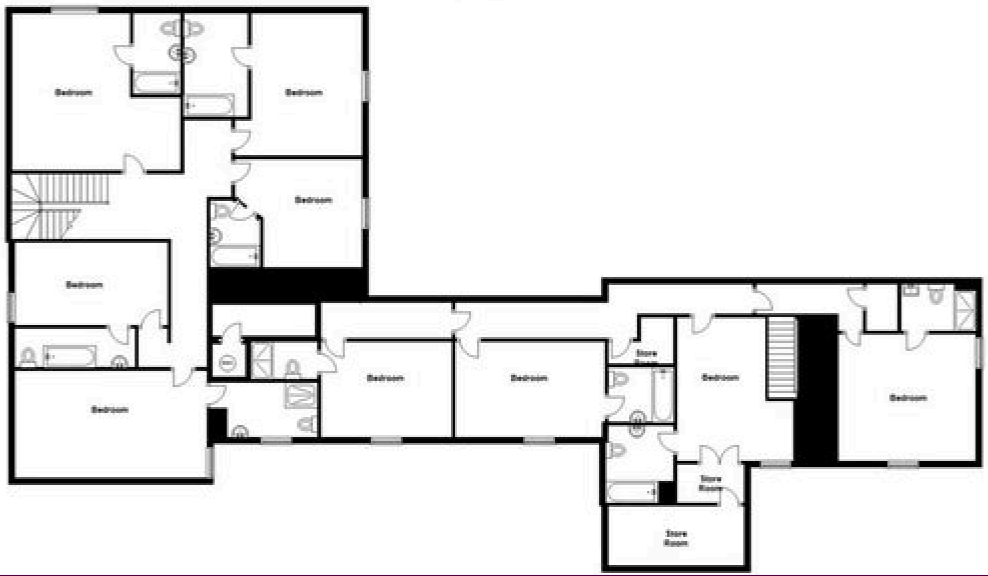
Premises Licence

Cellar



Ground Floor

First Floor



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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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