



LAKELAND GATE BREWERS FAYRE

Walkmill Crescent, Carlisle, CA1 2WF

VIRTUAL FREEHOLD: £500,000 PLUS VAT | REF: 4267924

KEY HIGHLIGHTS

- Prime roadside location
- Within Premier Inn - 66 guest rooms
- 220 internal and 75 external covers
- Managers and assist. manager accommodation
- Large outdoor play area
- Fully licensed - Energy Rating B



LOCATION

Lakeland Brewers Fayre is located in the north of Carlisle, just off the A689 near Junction 44 of the M6 motorway. It sits close to the M6 corridor and is adjacent to the Premier Inn Carlisle (M6 Junction 44) hotel, making it a convenient stop for travellers.

The site is a short drive from Carlisle city centre and is easily accessible from key road routes into the city.

The site benefits from:

- Excellent road connectivity and accessibility
- A dense residential catchment within close proximity
- Strong family-oriented demographic, aligning with the current operating model



DESCRIPTION

Lakeland Gate Brewers Fayre is a modern, family-friendly pub restaurant located within a Premier Inn. Designed to cater to both local guests and hotel visitors, it provides a relaxed dining environment with spacious seating and a welcoming atmosphere.

The property benefits from a direct access linking the bar and restaurant to the adjacent Premier Inn, providing a valuable and consistent source of additional trade.

For an incoming operator, this presents a significant opportunity to capture captive demand from overnight visitors, drive repeat custom, and further strengthen weekday trading performance, underpinning the site's strong year-round income profile.

* Sale price is subject to VAT



INTERNAL DETAILS

Internally, the building is configured to provide:

- A spacious open-plan dining area, suitable for high-volume family and casual dining (c.175 covers)
- Designated bar and waiting areas (c.20 covers)

A key feature of the premises is the dedicated indoor children's play area (c.45 covers), a highly desirable addition that enhances the family-friendly nature of the business and provides a strong draw for repeat custom and extended dwell time.

Ancillary areas include commercial grade kitchen, prep areas, cellar, storage, staff facilities, and customer amenities.



FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

TRADING HOURS

Monday to Friday: 6:30 am - 11 pm

Saturday: 7 am - 11 pm

Sunday: 7 am - 10:30 pm

REGULATORY

Premises Licence.

THE OPPORTUNITY

Lakeland Gate Brewers Fayre presents a strong opportunity to acquire a modern, purpose-built, family-focused pub restaurant in a highly accessible roadside location.

Benefiting from its co-location with a Premier Inn, the site enjoys a consistent and reliable customer base, supporting both breakfast and evening trade.

The property offers a well-established, flexible layout with capacity for high-volume dining, alongside a proven, value-led food and drink proposition with broad demographic appeal. Its ample parking, strong visibility, and ease of access further enhance its attractiveness as a destination venue.

For a buyer, the site provides scope to build on an established trading platform, with opportunities to drive further growth through operational efficiencies, enhanced food and beverage offers, and maximising both local and tourist demand in the area.



OWNER'S ACCOMMODATION

On the upper floors, the property benefits from a useful provision of on-site staff/owner's accommodation, arranged to provide flexible living options:

- A manager's flat comprising of three bedrooms, lounge, kitchen, and bathroom
- An assistant manager's flat comprising of one bedroom, lounge, kitchen and bathroom

This well-configured accommodation offers excellent flexibility for owners and staff alike, supporting operational requirements and enhancing the overall appeal of the opportunity.

STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

T&C'S LINK

[Click Here for Terms and Conditions](#)



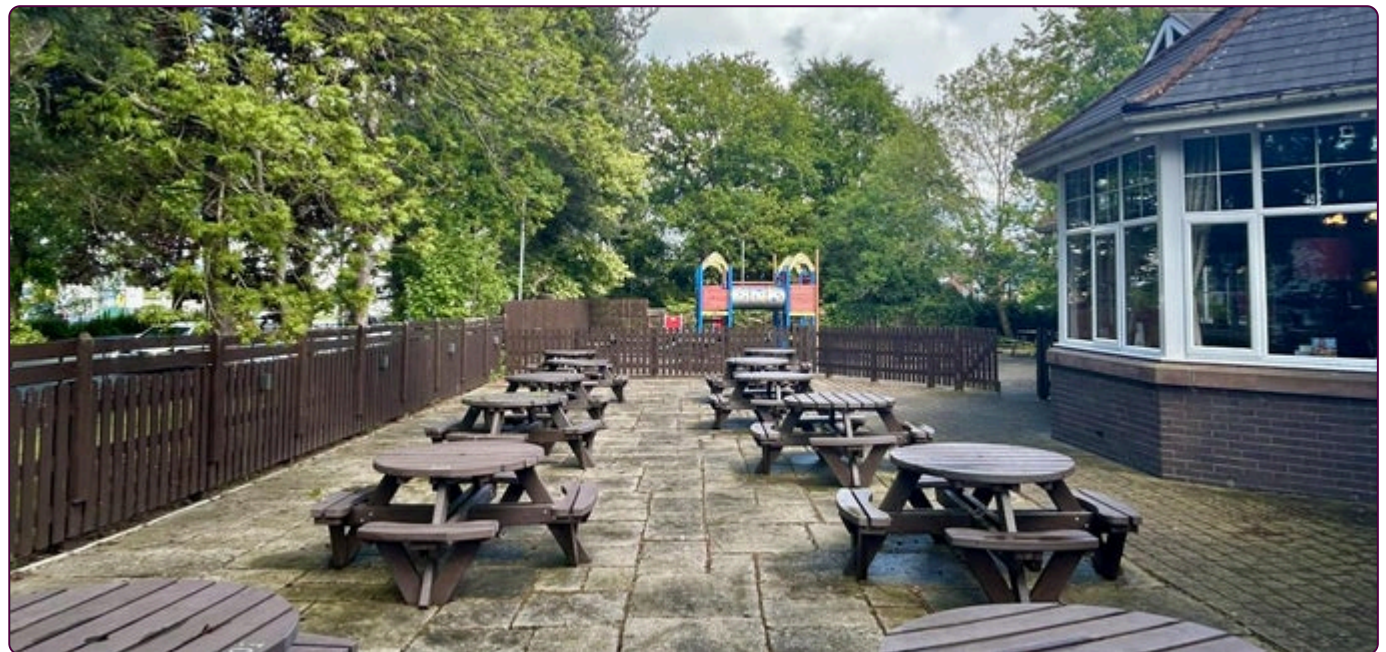
TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

EXTERNAL DETAILS

Externally, the property is equally well configured:

- Generous shared car parking
- A well-presented external seating / patio area, (c.75covers)
- Outdoor play area
- Prominent signage and roadside visibility



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



MARSLIE MCGREGOR

Senior Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com



NOEL MOFFITT

Senior Director - Corporate Pubs and Restaurants

T: +44 7713 061 594

E: noel.moffitt@christie.com

CONDITIONS OF SALE

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