



# Fenwick

- Prominently located managed freehouse
- Lounge, snug & dining restaurant (86)
- 9 contemporary en suite guest rooms
- 3 bed manager/owner's accommodation
- Turnover July 2025: £567,000 on limited hours
- Outdoor seating (30). Parking (27). Overall site area 0.424 acres | Energy Rating C

*Lancaster Road, Cloughton, LA2 9LA*

*Long Leasehold: £350,000*

*Leasehold: 25,000*

*Annual Rent: From £40,000 per annum*

Ref: 4256565

## LOCATION

The Fenwick is located in the Lune Valley, in the village of Cloughton, between Lancaster and Kirkby Lonsdale, and often referred to as the "gateway to the Lake District". North of the village is the River Lune, and to the South is Cloughton Moor and the fells of the Forest of Bowland, an Area of Outstanding Natural Beauty.

Despite its rural location, the property has excellent visibility, with its two-storey timber-framed mock-Tudor building fronting onto the A683 in a prominent roadside position. Neighbouring uses include private residential dwellings and a farm.

## DESCRIPTION

A two storey detached property of black and white timber framed brick elevations beneath a predominantly pitched tiled roof line with single storey trade ancillary extensions to rear.

The property occupies a site of some 0.424 acres incorporating the current demised outdoor seating area and a car park for some 27 vehicles.

## THE OPPORTUNITY

The property trades as a destination and local's freehouse within the picturesque Forest of Bowland.

For details of current offers, tariffs and menus, please visit the dedicated website: [www.fenwickarms.co.uk](http://www.fenwickarms.co.uk)



## INTERNAL DETAILS

Entrance porch to lounge bar/snug (20), centrally located wooden bar servery, feature open-grate wood burner with surround, fixed perimeter seating, free-standing tables & chairs.

Archway to two sectional dining restaurant (66) with a combination of fixed perimeter seating, and free-standing tables & chairs.

## ANCILLARY AREAS

Comprehensively equipped catering kitchen, walk-in fridge and freezer storage, glass wash area, dry goods store, ground floor cellar, customer wc's, and differently abled wc.

## LETTING ACCOMMODATION

Situated at first floor comprising 8 contemporary modern en suite rooms, and one suite.

## OWNER'S ACCOMMODATION

Three bedroom owner/manager's accommodation.

## TRADING INFORMATION

Management figures to 30 June 2024 show a net turnover of £737,578 with a split of food 51% / accommodation 27% / wet sales 21% / other 1%.

Annualised turnover of £567,000 to July 2025 on limited trading hours.

## TENURE

Long leasehold of 125 years commencing on 31 July 2019.

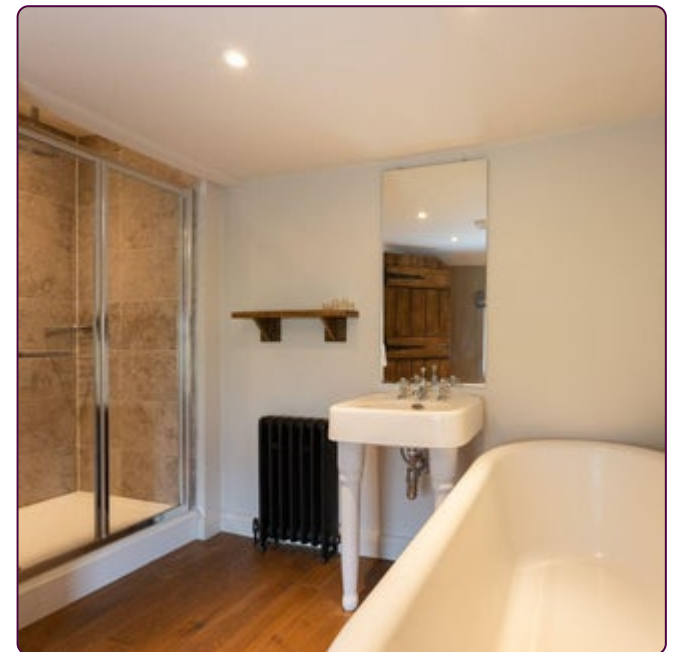
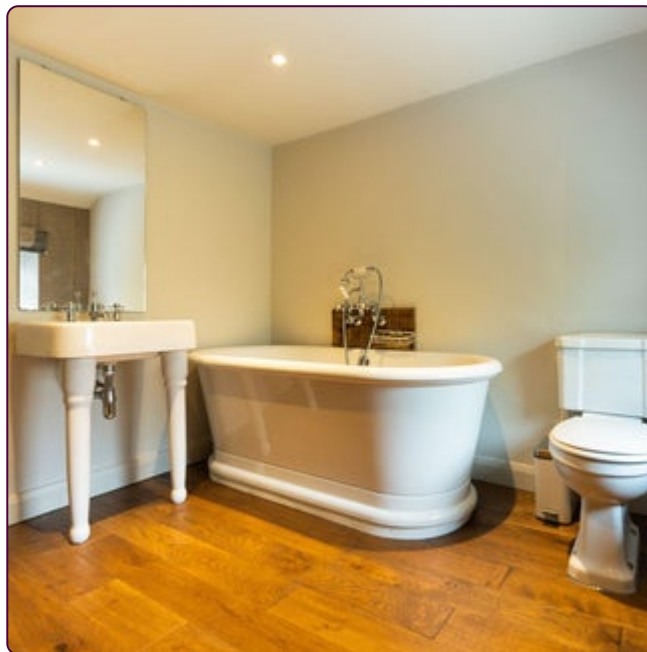
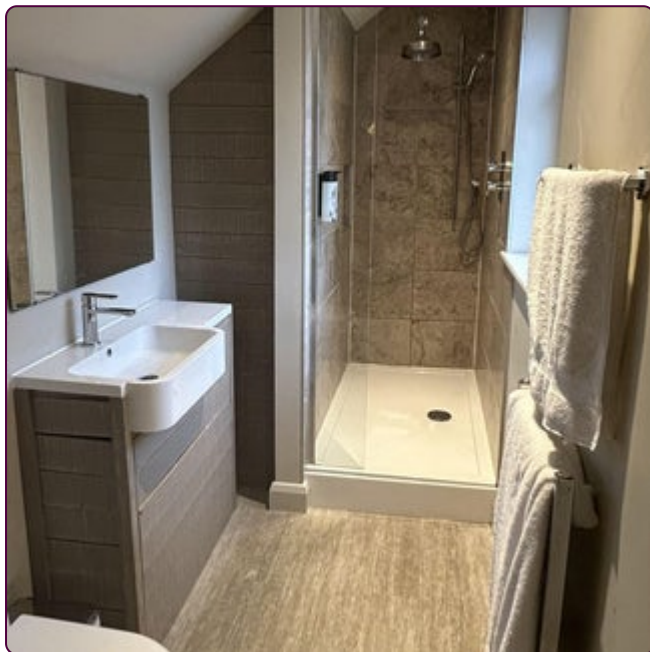
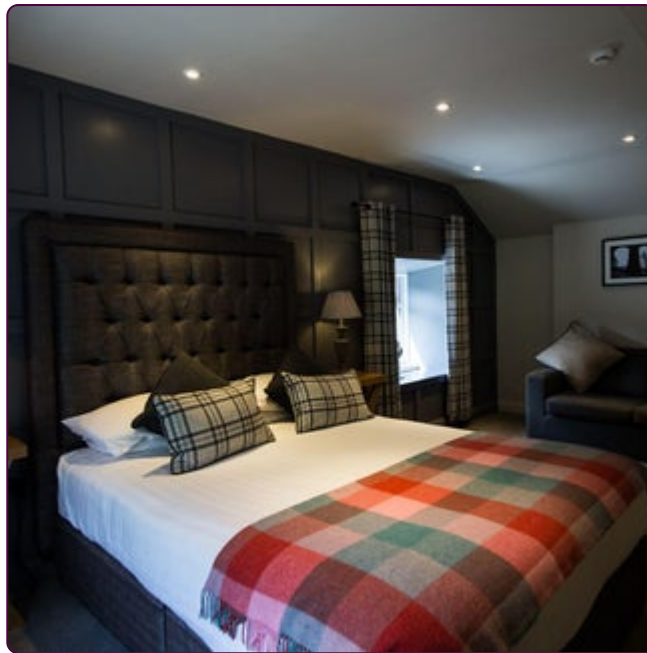
## BUSINESS RATES

The Rateable Value is £44,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

## REGULATORY

Premises licence.







## DEBT & INSURANCE ADVISORY

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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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