



The Sundial Inn

*14 Main Street, Lower Bentham
Lancaster
LA2 7DS*

Freehold: Offers over £170,000

Leasehold: £25,000

Annual Rent: £18,000

Ref: 5652078

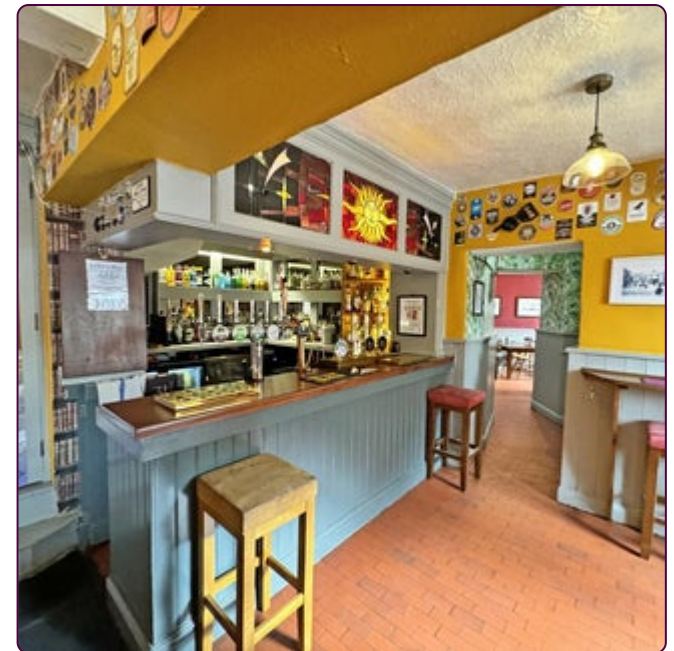
KEY HIGHLIGHTS

- Nicely located Dales Freehouse
- Lounge, snug & dining (50 covers)
- 2 bed owner's accommodation
- Vacant possession on completion.
- Outdoor seating (12). Parking: 7 cars. EPC:D
- Historic trading T/O 28/02/25 £164,425 Profits £54,540

DESCRIPTION

The Sundial Inn Bar & Kitchen is a double fronted 2 storey Inn of colour rendered stone elevations with single storey ancillary extensions with the advantage of outdoor pavement seating and private car park for some 7 vehicles.

The freehold pub is currently trading and will be sold with vacant possession.





LOCATION

The Sundial Inn is situated in a village of Lower Bentham, part of the Craven district of North Yorkshire. The pub is central to the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty. The village is in a traditional countryside setting, surrounding towns and villages include Hornby, Clapham, Ingleton, Settle and Kirkby Lonsdale.

The village has easy access to main roads, easterly via the A65 leading to West Yorkshire and Leeds, and Westerly via the M6 to Lancaster and Manchester.

INTERNAL DETAILS

The property briefly comprises an open plan pub trade area with a fitted single bar, as well as a separate dining room both totalling up to c. 40 covers. Ancillary areas include; a small commercial kitchen plus wet and dry storage cellar space and customer toilets.

EXTERNAL DETAILS

A spacious rear beer garden with tables and chairs, additional seating to the front of the pub and car parking for up to seven vehicles.

OWNER'S ACCOMMODATION

Above the business is an apartment with living room, kitchen, two bedrooms and bathroom. This space provides opportunity for letting bedrooms for guests.

THE OPPORTUNITY

The sale of The Sundial Inn provides a chance for a local independent or regional licensed operator to acquire a characterful village pub-restaurant which is central to the Yorkshire Dales National Park and Lancaster.

TRADING INFORMATION

The pub is now closed

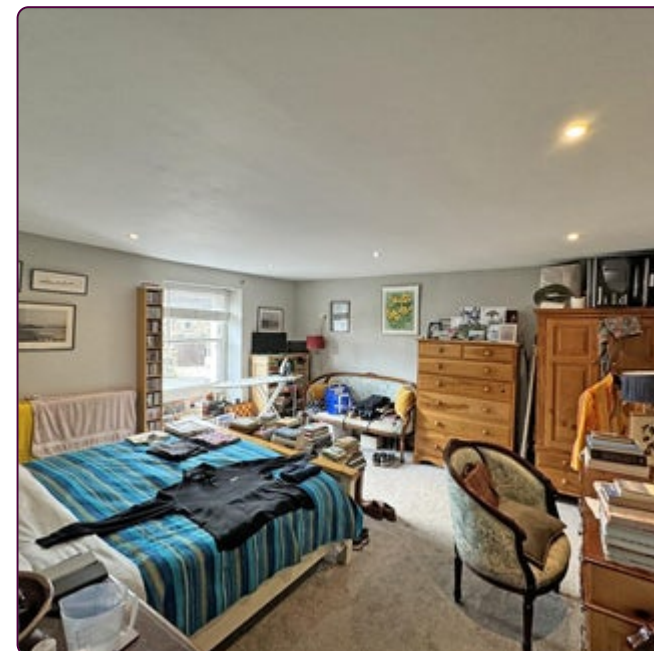
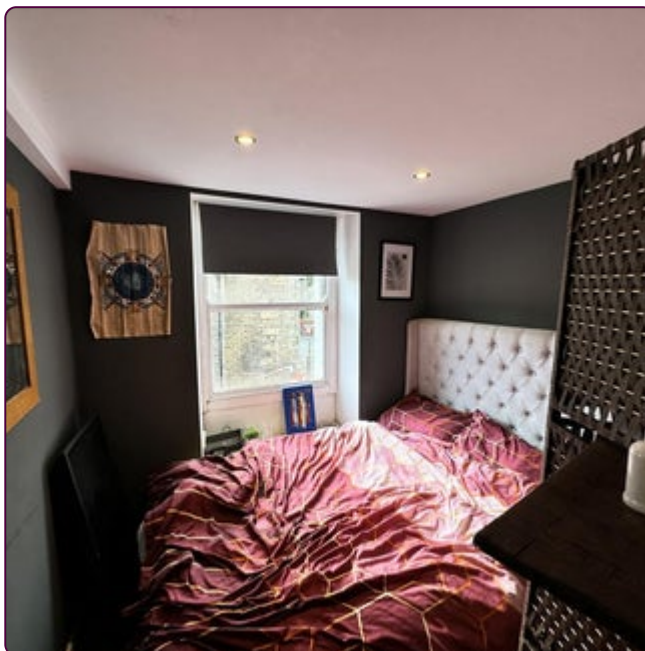
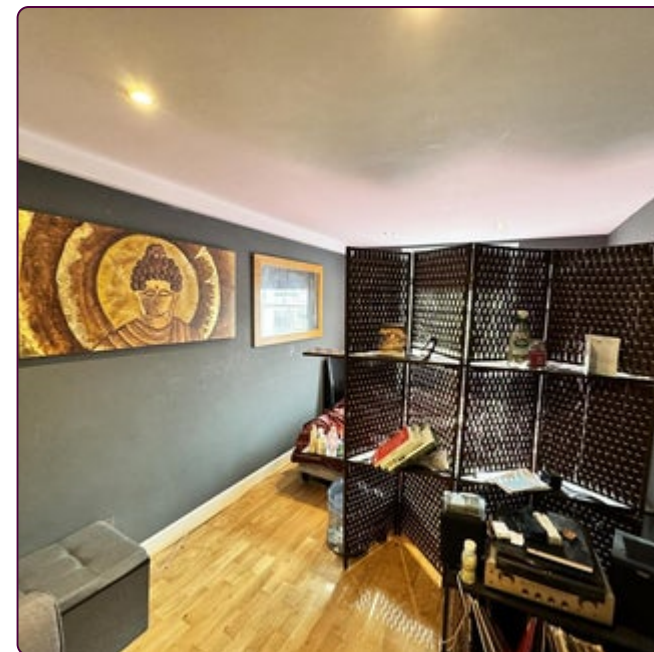
Historic trading:

Net turnover to February '25 £164,425 with gross profit of £95,175(58%)

And adjusted net profits of £54,540 (33%)

TRADING HOURS

The business is closed every Monday.



BUSINESS RATES

Confirmation of actual business rates payable should be obtained from the local authority.

FIXTURES & FITTINGS

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

REGULATORY

Premises licence.



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

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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:



KEITH STRINGER

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CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

