Shepherds Inn

Melmerby
Penrith
CA10 1HF

Freehold: £375,000

Ref: 6450537

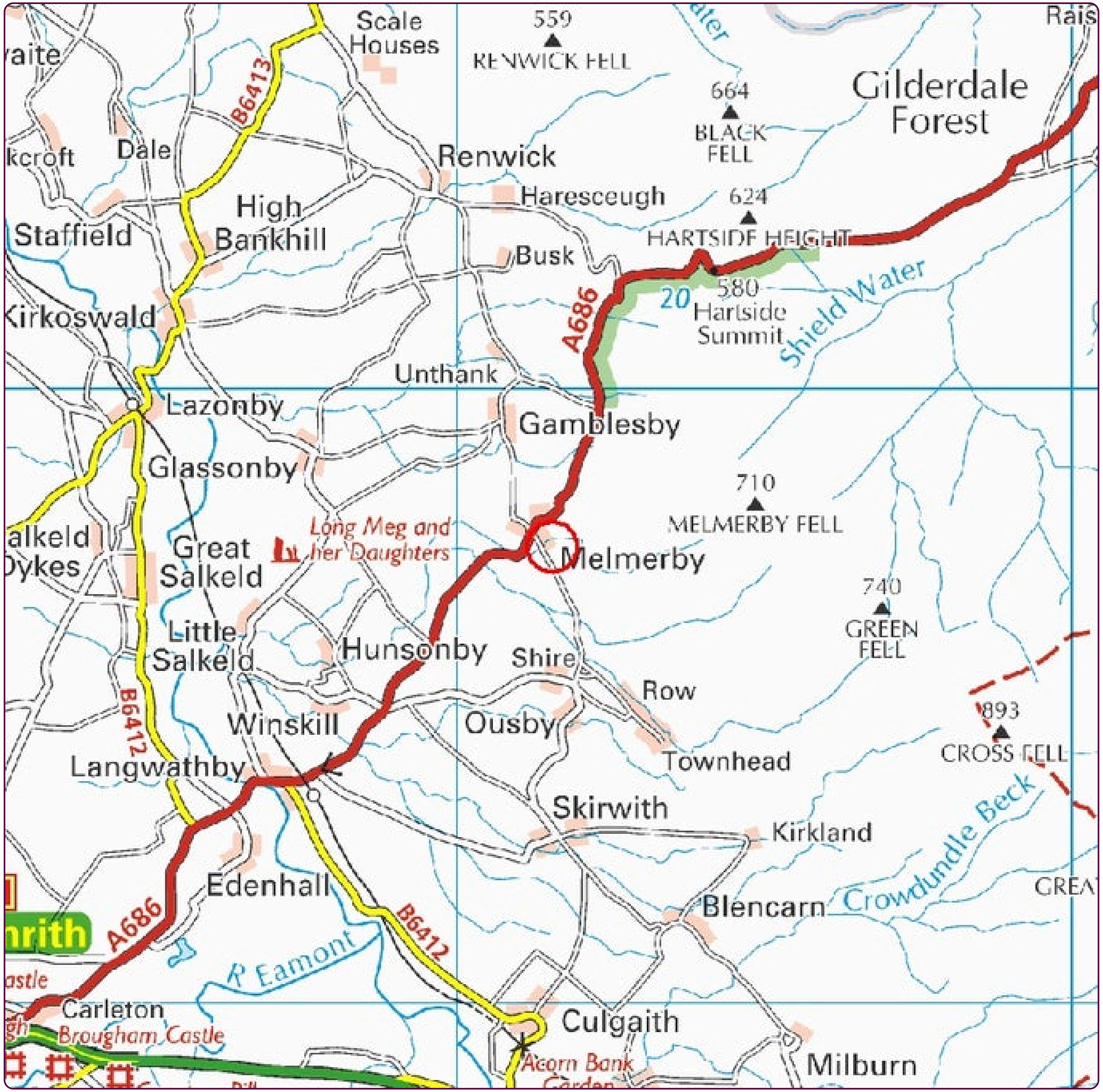
KEY HIGHLIGHTS

- Long Established Country Pub and Restaurant
- Popular with Tourists and Local Community
- 60+ Covers
- 5 Star TripAdvisor Rating
- 3 Bedroom Owners Accommodation
- Fully Licensed - EPC Rating C

LOCATION

The Shepherds Inn is located in the picturesque village of Melmerby, Cumbria. Nestling at the foot of the Hartside Pass, voted one of Britain's most scenic drives, the village is ideally located on the edge of the Eden Valley, approximately nine miles east of Penrith, close to Junction 40 of the M6 motorway and on the A686.

The World Heritage Lake District National Park is 10 miles to the west, making this the perfect base for exploring England's spectacular north country, and within easy reach of the North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales National Park. The village is popular with cyclists as it lies on the "Sea-to-Sea" cycle route.



DESCRIPTION

The Grade II Listed Building is of traditional construction under a tiled roof, situated next to the pristine village green.

The Shepherds Inn has over 200 hundred years of history, providing hospitality to travellers, tourists and locals. With its location on the A686 it has become a solid choice for those passing through the village.

Built in 1789, this family owned pub is well renowned for its excellent food and beverage offering. The pub is operated by a husband and wife team and is mentioned in the Good Beer Guide from CAMRA and has a rating of 5 Star from TripAdvisor.

For more information see the website: **ShepherdsInn**

THE OPPORTUNITY

The Shepherds Inn offers a brilliant opportunity for an experienced hospitality operator to acquire a well renowned characterful freehold premises in the beautiful Cumbrian countryside. Equally, the property may appeal to an investor looking to let the premises to an operator.

The business is highly regarded and has upheld an excellent reputation for many years.

The sellers are now seeking retirement.

INTERNAL DETAILS

The main trading areas comprise of a sitting area at one end, complete with a sofa and easy chairs and at the other end, there is an attached barn that has been converted into an airy dining area. Both rooms create a relaxed atmosphere with fine oak beams in the barn and stone flagged floors throughout.

Seating and standing for around 75 guests.

ANCILLARY AREAS

A commercial grade catering kitchen, store rooms, a very well kept beer cellar, office and customer toilet facilities.

FIXTURES & FITTINGS

We are advised that all fixtures, fittings and equipment are owned outright and are to be included in the sale, subject to an inventory. Any personal items will be excluded.

TRADING HOURS

Monday - Wednesday
Closed

Thursday
6.00pm – 11.00pm

Friday & Saturday
5.30pm – 11.00pm

Sunday
12.00noon – 9.00pm

TRADING INFORMATION

Trade split is approximately 30% wet, 70% food,

Gross revenue for the 12 month period ended 31.03.24 was c.162,000 (operating on limited trading hours - three nights and one full day week).

Accounts can be provided to seriously interested parties on request.

OWNER'S ACCOMMODATION

Located above the Inn is good sized owners'/managers' accommodation comprising of three bedrooms, lounge, kitchen and bathroom.

EXTERNAL DETAILS

To the rear of the property is a large garden

External seating at the front for around 20 with parking for approximately 24 cars.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £6,300. Confirmation of actual rates payable can be obtained from the local Authority.

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

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONTACT

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

MARSLIE MCGREGOR
Business Agent - Pubs & Restaurants
T: +44 7813 072 460
E: marslie.mcgregor@christie.com

CHRISTIE & CO