



THE CASTLE BAR

14 Market Place, Cockermouth, CA13 9NQ

FREEHOLD: OFFERS OVER £800,000 | REF: 6450586

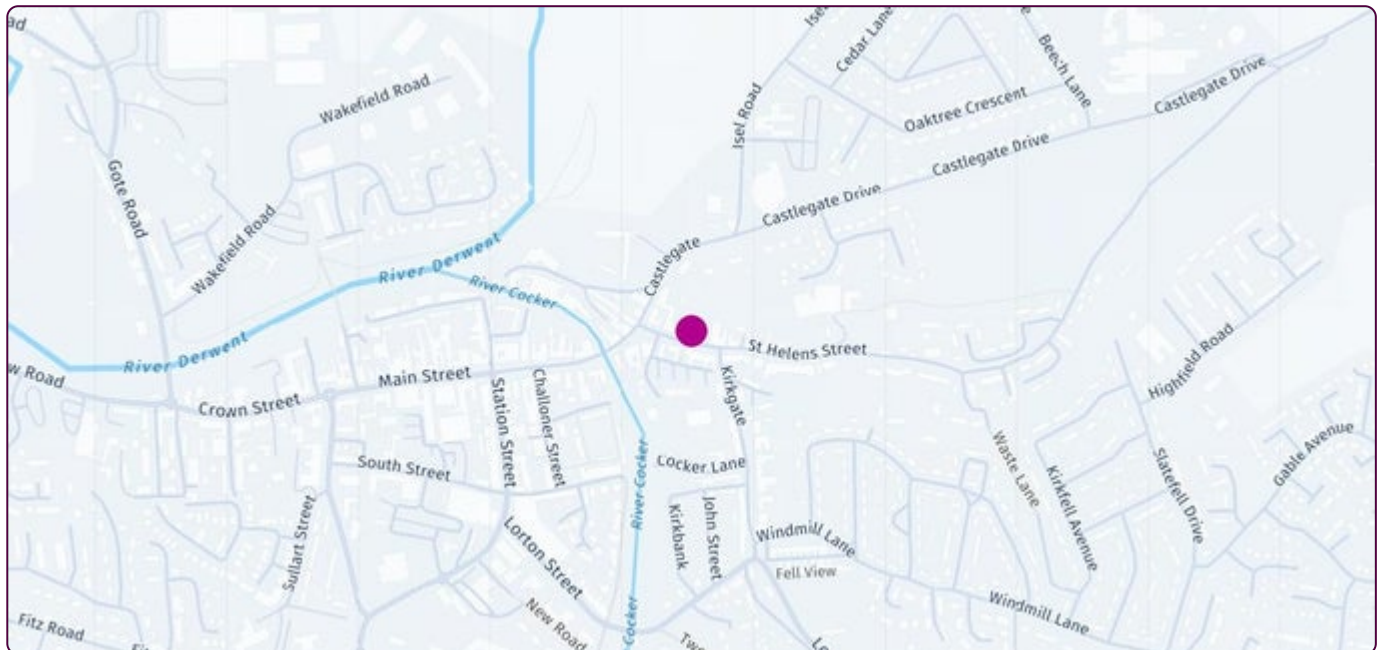
KEY HIGHLIGHTS

- Impressive turnkey main circuit freehold
- Lounge & public bars, 3 function rooms (190)
- 100% wet sales - 358 brewers barrels
- Large southerly 3 tiered beer gardens
- Net sales £512,673 Profits of £133,981
- Fully refurbished 2008 | Energy Rating C



LOCATION

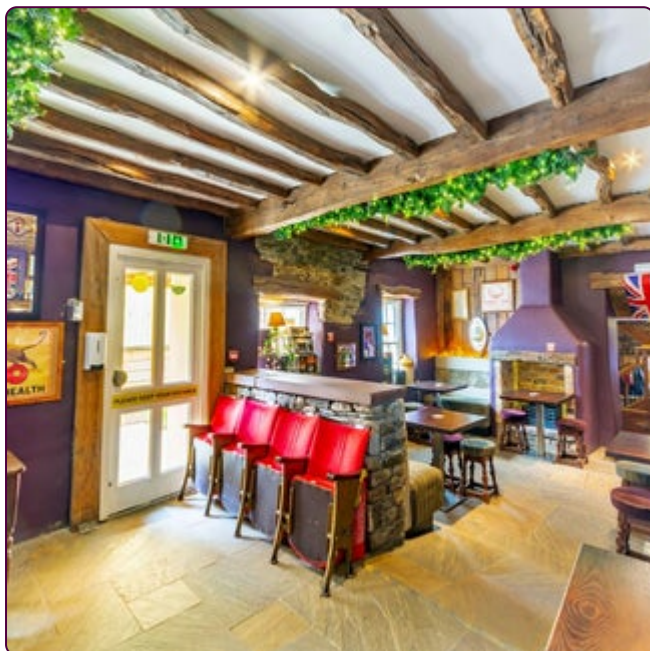
The Castle Bar is prominently located upon the main licensed circuit overlooking Market Place in Cockermouth. The property is most easily accessible 1 mile north of the A66, some 30 miles west of Penrith, junction 40 of the M6 motorway.



DESCRIPTION

An impressive 16th Century Grade II Listed freehouse, of colour rendered stone elevation beneath a predominantly pitched tiled roof line.

The property was comprehensively refurbished by the current owners during 2007-2008, and now offers stylish bars and function rooms/dining areas over three floors, with the advantage of a three tiered south facing beer garden to the rear.



INTERNAL DETAILS

Ground Floor:

Entrance porch to:

Lounge bar (40), large wooden topped bar servery to one wall, exposed beams, recessed booth seating, wooden flooring, windows to the front elevation.

Archway to rear vestibule with cast iron wood burning stove, stone flooring, turning flight staircase to upper floors.

Split level public/sports bar (30) with beamed ceiling, exposed brick work, stone floors, fixed perimeter seating, and free-standing tables and chairs, feature recessed stone fireplace with canopy, wall mounted TV, access to rear beer garden. Ladies, gents, disabled toilets, and baby change.

First floor:

Landing with wooden topped bar servery.

Function / Dining room 1 (40) beamed ceiling, feature open-grate fireplace, exposed stone walls, free-standing tables and chairs, picture windows to the front elevation.

Function / Dining room 2 (40) beamed ceiling, exposed stone walls, free-standing tables and chairs, picture windows to side elevation. Trade kitchen.

Staircase to second floor, dining room 3/function room (40) with exposed beamed ceilings, two feature open-grate fireplaces, free-standing tables and chairs, wall mounted TV, carpeted flooring, picture windows to front elevation. Dry goods store, and emergency exit.



THE OPPORTUNITY

The Castle Bar has been owned and operated by our clients since 2007, at which time the property was tastefully and sympathetically refurbished, ultimately winning the CAMRA Pub Design Awards 2009.

The business enjoys a TripAdvisor Certificate of Excellence Award, B&L Cask Mark Award, and a 5 Star Rating both food and ales.

For further details on menus, current opening hours, and offers - please visit the business' dedicated website [The Castle Bar](#)



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.

TRADING INFORMATION

Accounting information to 5 April 2025 show a net turnover of £512,673 with a gross profit of £280,452 based solely on wet sales only, with an adjusted net profit of c. £134,000.

BUSINESS RATES

The Rateable Value is £41,200 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

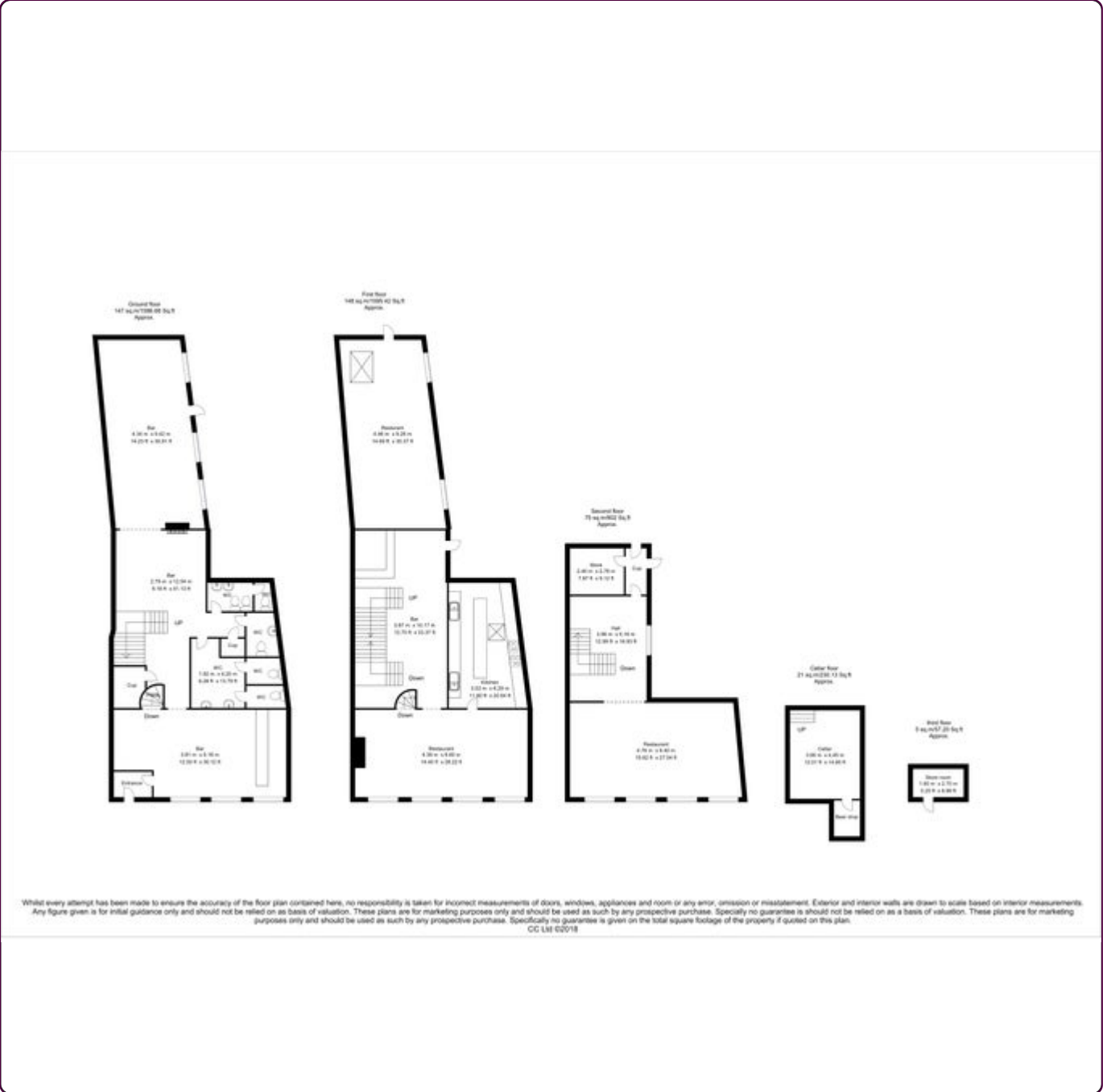
TRADING HOURS

Monday to Thursday: 4.00pm - 10.00pm
Friday: 4.00pm - 11.00pm
Saturday: 12.30pm - 11.00pm
Sunday: 1.00pm - 9.00pm

The business has a premises licence from 11.00am - 11.00pm Sunday to Thursday and 11.00am - 12.00am Friday and Saturday.

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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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

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

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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