



## New Crown Inn

Ref: 6450524

Chapel Street, Bolton, Appleby-in-Westmorland, CA16 6AU

Leasehold: £15,000, Annual Rent: £25,000

Long Established Pub and Restaurant

Popular with tourists and local community

Refurbished throughout

2 bed owners accommodation and 4 guest rooms

Turnover c. £6,000 per week net of VAT

Energy Rating "TBC"

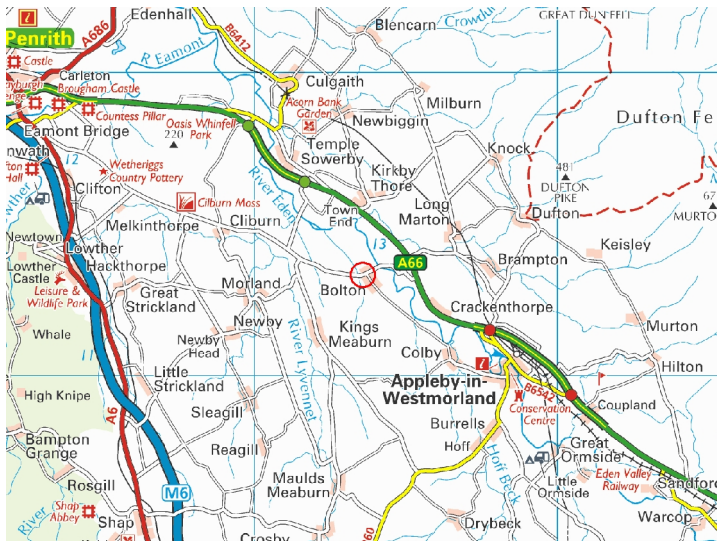
*New 10 year, free of tie lease*



Built in the 1700's, this large stone built public house has the main public areas to the ground floor with guest and owner's accommodation above.

The property retains many period features and charm such as exposed beams and open fireplaces, having been recently lovingly restored and refurbished throughout to a high standard.

The business benefits from good local trade as well as tourists to the Lake District. With a high star rating on all booking websites, the New Crown Inn is a popular warm and friendly Cumbria pub restaurant offering stylish guest accommodation.



#### Location

The New Crown Inn is located in Bolton Village, in the Heart of Eden's countryside.

The small, friendly village is four miles west of the historic market town of Appleby-in-Westmorland, and 11 miles east of the larger, equally historic, market town of Penrith. It is minutes off the A66, and 15 minutes away from the M6 and a mainline station.

The Lake District National Park, the Westmorland Dales and the North Yorkshire Dales are within easy reach. The magnificent views from the village and the strong community spirit contribute to its ever-growing popularity.

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## The Opportunity

With a strong customer following and high rankings on numerous travel/booking websites, the New Crown Inn provides an excellent opportunity for an owner operator to take on a business which benefits from security of income via food, beverage and accommodation.

It's location in a village setting close to the Lake District National Park means it is well supported by local customers as well as tourist trade, particularly in the summer months.



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## Internal Details

The main ground floor trading area is split in to a number of different areas. As you come through the main entrance, immediately in front, is a well appointed bar. A welcoming lounge area with feature fireplace is situated to the rear and right, with seating for c.18 customers.

To the right of the entrance is the warm and inviting dining areas, which caters for c.42 customers.

A small privately run Beauty Room offering treatments to guests as well as locals, is located on site.





### Other Floors

At first floor level are four newly decorated and well appointed bed & breakfast rooms, (1x family, 1x king size, 1x double, 1x single) all with ensuite facilities.



### Owner's Accommodation

Comprises of a newly decorated two bedroom flat with living room, kitchenette and bathroom.

### Ancillary Areas

A fully equipped commercial grade catering kitchen, pot wash area, beer cellar, storage facilities and customer toilets.





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### Staff

The business is currently operated with a team of staff. Further details can be provided on request.

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### Trading Information

The business has performed well since re-opening post covid and management accounts for the period year ending November 2022 show a net turnover of c.317,000 net of VAT.

Full accounts can be provided to seriously interested parties on request.

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### Business Rates

Current Rateable Value as at 1 April 2023 is £8,700 . Confirmation of actual Rates payable should be sought by the local Authority.

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### External Details

The property benefits from a good size beer garden and covered patio area to the side.

There is parking at the front of the property.

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### Fixtures & Fittings

Landlord to retain ownership of fixtures and fittings.

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### Regulatory

Premises License

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### Trading Hours

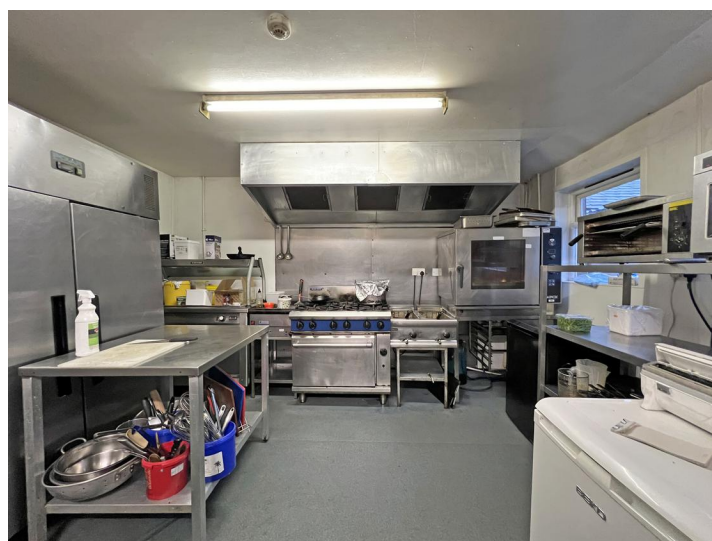
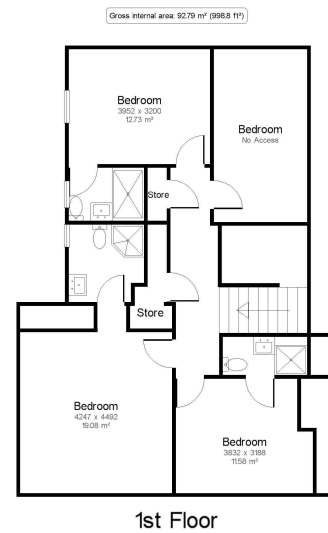
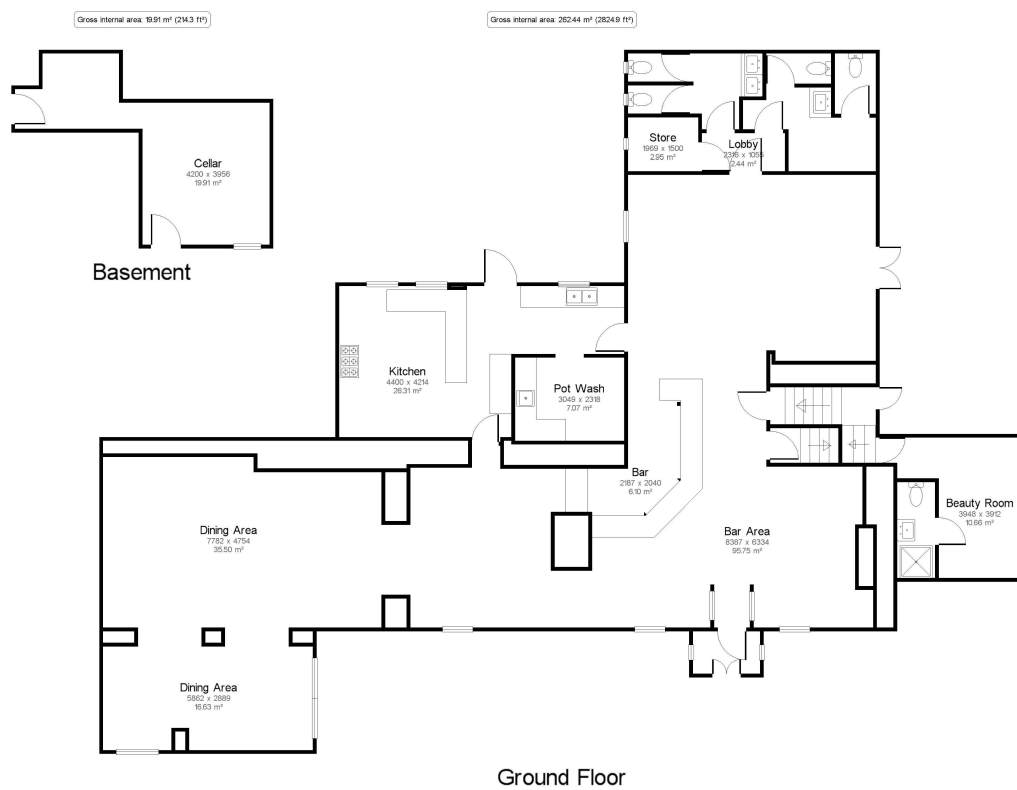
Monday and Tuesday  
Closed

Wednesday, Thursday and Friday  
4.00pm - 11.00pm

Food Served  
5.00pm - 8:30pm

Saturday and Sunday  
12.00pm - 12.00am

Food Served  
12.00pm - 3.00pm  
5.00pm - 8:30pm



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## Customer Due Diligence Checks

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:

### Marslie McGregor

Business Agent - Pubs & Restaurants

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Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189