THE SUN INN

Sun Hill, A593, Coniston, Cumbria, LA21 8HQ

FREEHOLD: £1,500,000 | REF: 6450556

CHRISTIE & CO

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KEY HIGHLIGHTS

- Well Established Business in Prime Location
- 8 En suite Letting Bedrooms
- 6 Bedroomed Staff Accommodation
- 240+ Covers in Multiple Trading Areas
- Large Car Park & Beer Garden
- Fully Licensed - EPC Rating C

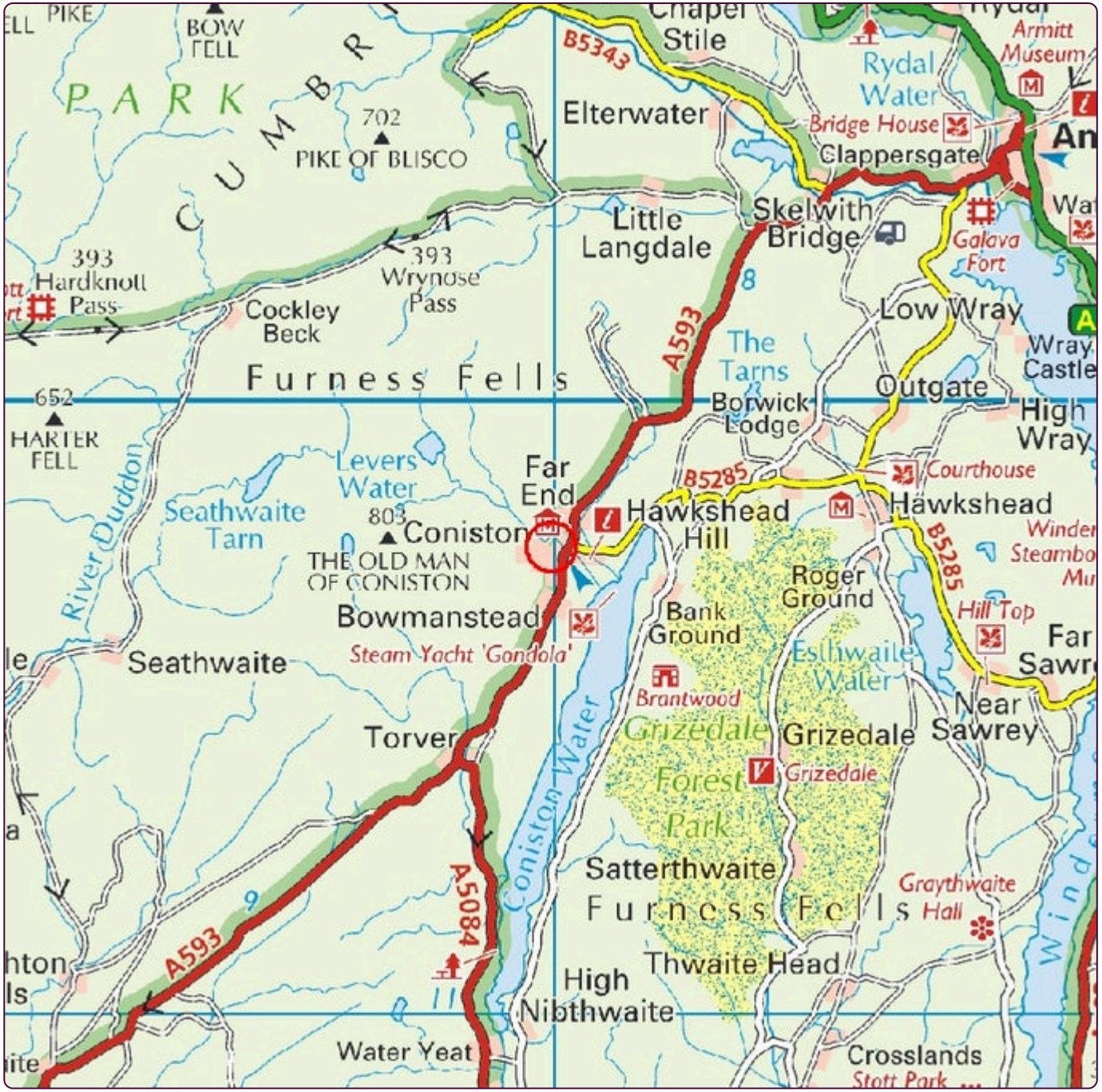
LOCATION

The Sun Inn is located in the picturesque village of Coniston, Cumbria.

Situated in the heart of the Lake District, Coniston Village lies at the northwest head of Coniston Water. The village is especially popular with walkers and outdoor enthusiasts primarily because of its position at the foot of one of Cumbria's most popular fells, the Old Man of Coniston and by the western shore of Coniston Water, at five miles (eight km) long one of England's largest lakes.

It is a village steeped in history. Its legacy of mining, literary connections, and associations with key figures like John Ruskin and Donald Campbell make it a fascinating destination.

Coniston is 15 miles from Windermere, 25 miles northeast of Barrow-in-Furness, 20 miles west of Kendal and 42 miles north of Lancaster.



DESCRIPTION

The Sun Inn at Coniston is a well renowned 4* 16th Century Inn and restaurant. With an excellent location beneath the mountain of Coniston Old Man, The Sun Inn overlooks the picturesque village of Coniston.

At the centre of the Sun Inn is an excellent free of tie pub with lots of character including stone walls, oak beams and a bar made from local slate.

THE OPPORTUNITY

The Sun Inn is a multi-faceted opportunity with everything provided in one stunning location and presents a brilliant opportunity to acquire a long established business.

Well renowned, and supported by locals and tourists to the area, The Sun Inn would suit an owner operator but also a management team, therefore appealing to local, regional and even national multi-site operators.

The business has been operated by our clients for a number of years who are now looking to retire.

INTERNAL DETAILS

The main bar has seating for c.40 covers and is full of character with exposed beams, stone flagged floors and a lovely Victorian style range which includes a back boiler making a significant contribution to the hot water, when in use.

Further trade areas include a small snug and a substantial twin bay fronted lounge with seating for a further 40 covers, which can be sub-divided by tri-fold doors to accommodate functions or private parties.

A separate purpose built dining room adds another 40 or so covers, in addition to those provided in the raised terrace and beer garden outside, where the spectacular views are enjoyed.

The former smaller first floor restaurant has been converted to The Boat Room, a games and entertainment room with pool table, darts board and large flat screen TV.

Ancillary areas include a large and extended well equipped commercial kitchen with additional storage and preparation areas, a substantial beer cellar with a 16 barrel, tilting stillage installed, boiler room, laundry, plenty storage facilities and an office.

TRADING HOURS

Monday to Sunday
11.00am - 11.00pm

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.

STAFF

The business is owner operated with the help of a team. A list of staff can be provided upon request.

REGULATORY

Premises License

LETTING ACCOMMODATION

All eight en suite rooms have exceptional views of the surrounding mountains and grazeable forest.

Tastefully decorated throughout, the rooms available include:

1 - Family
1 - Twin
6 - Double Rooms

STAFF ACCOMMODATION

To the rear is a detached staff accommodation block, comprising of six en suite bedrooms and shared kitchenette.

EXTERNAL DETAILS

The Sun Inn benefits from having excellent and much in demand outside space, lacking in many a country pub, which includes a large paved patio terrace and a grassed beer garden providing combined seating for over 120.

The beer garden also has a designated play are for younger children - perfect for families.

There is a car park which can accommodate over 12 cars with plenty of roadside parking to supplement this.

TRADING INFORMATION

Turnover for 31.05.2024 - £732,978 with an EBITDA of c. £57,000.

Revenue Split: Wet 56.00%, Food 27.00%, Accommodation 17.00%

Full accounting information is available on request.

BUSINESS RATES

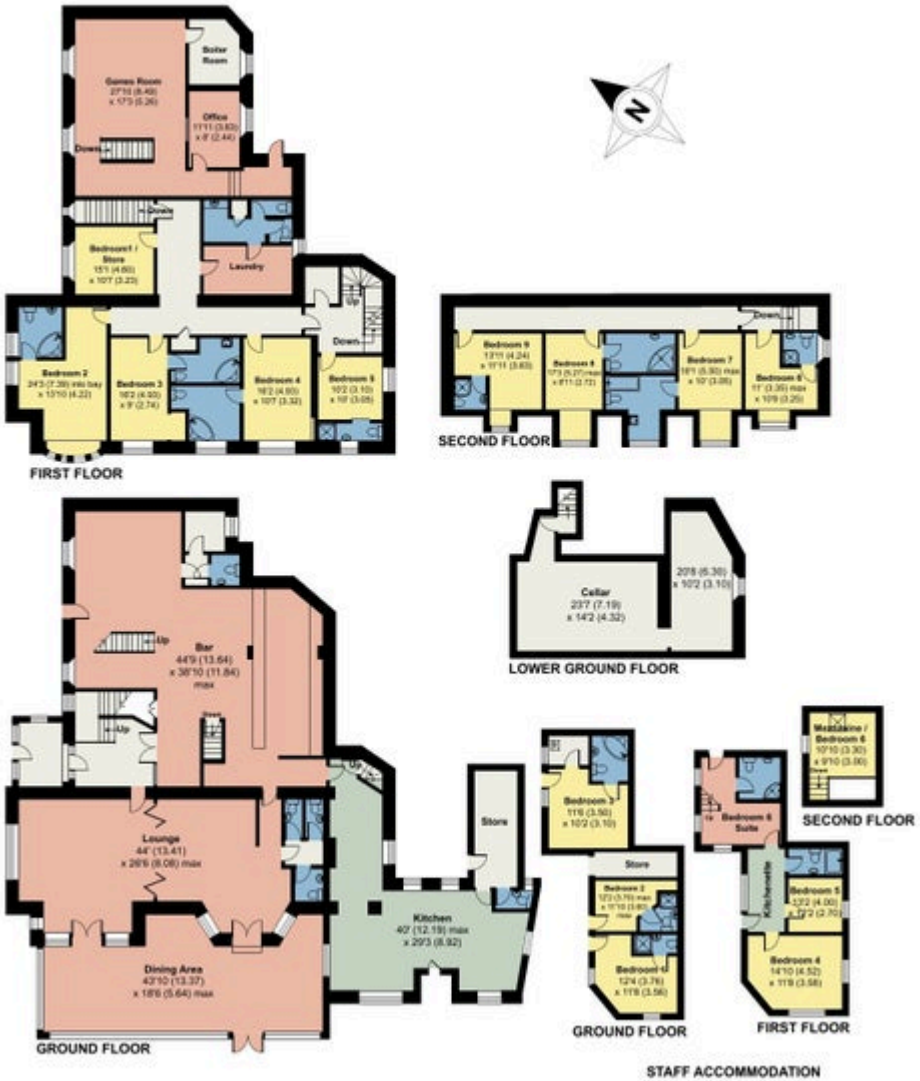
The Rateable Value as at 1 April 2023 is £35,750.

Confirmation of actual rates payable can be obtained from the local Authority.

The Sun Hotel , Coniston, LA21

Approximate Area = 8351 sq ft / 775.8 sq m
Outbuilding(s) = 1224 sq ft / 113.7 sq m
Total = 9575 sq ft / 889.5 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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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:

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CONDITIONS OF SALE

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