



The Cross Keys Hotel

Ref: 5652045

1 Park Road, Milnthorpe, LA7 7AB

Freehold: £575,000 - Offers Invited

19th Century Grade II Listed freehold inn

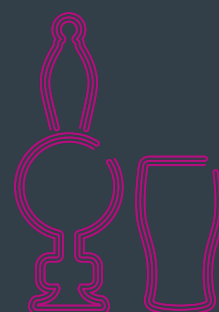
Lounge & public bar, dining & snooker room

10 en suite bedrooms over 1st & 2nd floor

Function room & 2 bed owner's accommodation

Extensive outbuildings inviting conversion

Beer patio, parking (50). Overall site area 0.83 acres



An imposing 3 storey former coaching inn, of limestone rubble and stone elevations beneath a predominantly graduated green slate roof line.

The property incorporates extensive outbuildings along with paved beer patio, outdoor seating, and private car park for c. 50 vehicles. The overall site extends in total some 0.8 acres or thereabouts.

Location

Prominently located upon Park Road at its intersection with the A6 within Milnthorpe town centre, being most easily accessible to the north via the A590, junction 36 of the M6 or alternatively, south of the A6 via junction 35 off the M6 motorway.

Ground Floor

Entrance lobby, L-shaped open-plan lounge bar served by a central wooden bar servery, open to a split-level public bar, archway to pool room, dining restaurant, inner rear hall providing access to the snooker room, double doors to beer garden.

Ancillary Areas

Trade kitchen, glass wash/fridge freezer room, plant room, ladies & gents wc.

First floor; ladies & gents wc's for the function room.

Other Floors

Staircase to first floor accommodation. Split-level function room independently accessed with its own corner bar servery, raised seating area, and dance floor.
Eight good sized double guest rooms with en suite bathrooms.

Second floor, 2 additional double bedrooms with en suite facilities.

External Details

Inner courtyard with smoking solution. Rear paved beer patio, and parking for c. 50 vehicles.

Agents Notes:

Vehicular and pedestrian rights of way exist over the car park to properties on Beetham Road, Park Road and adjacent properties in the courtyard.

Business Rates

The Rateable Value is £20,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.



The Opportunity

The sale of the Cross Keys Hotel represents a rare opportunity to purchase a substantial freehold inn with extensive ground and first floor trade areas, with the advantage of 10 en suite letting bedrooms, and 2 bed self-contained owner's accommodation, on a site extending to some 0.83 acres incorporating outbuildings, beer garden, and car park.

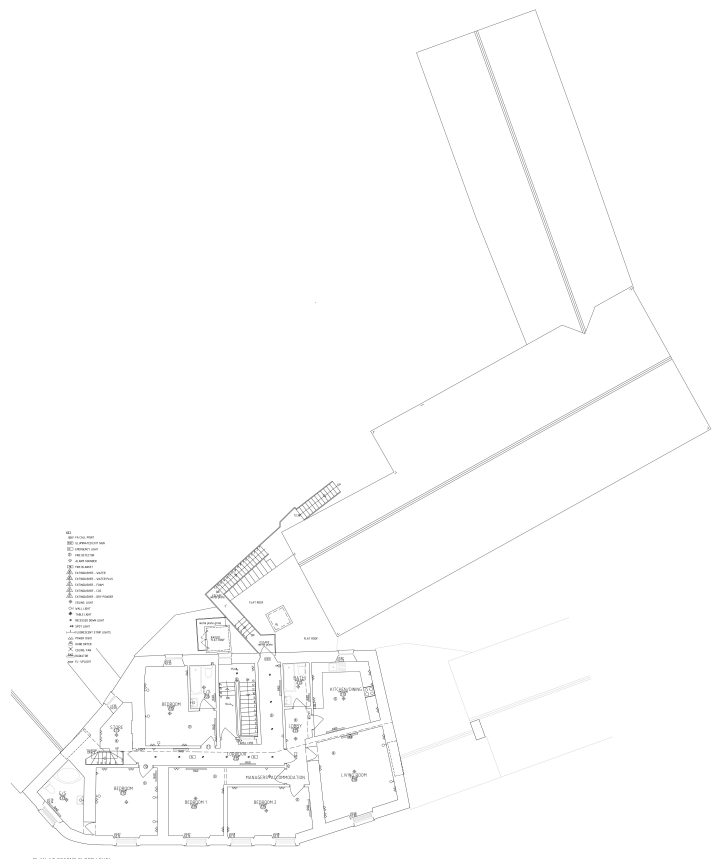
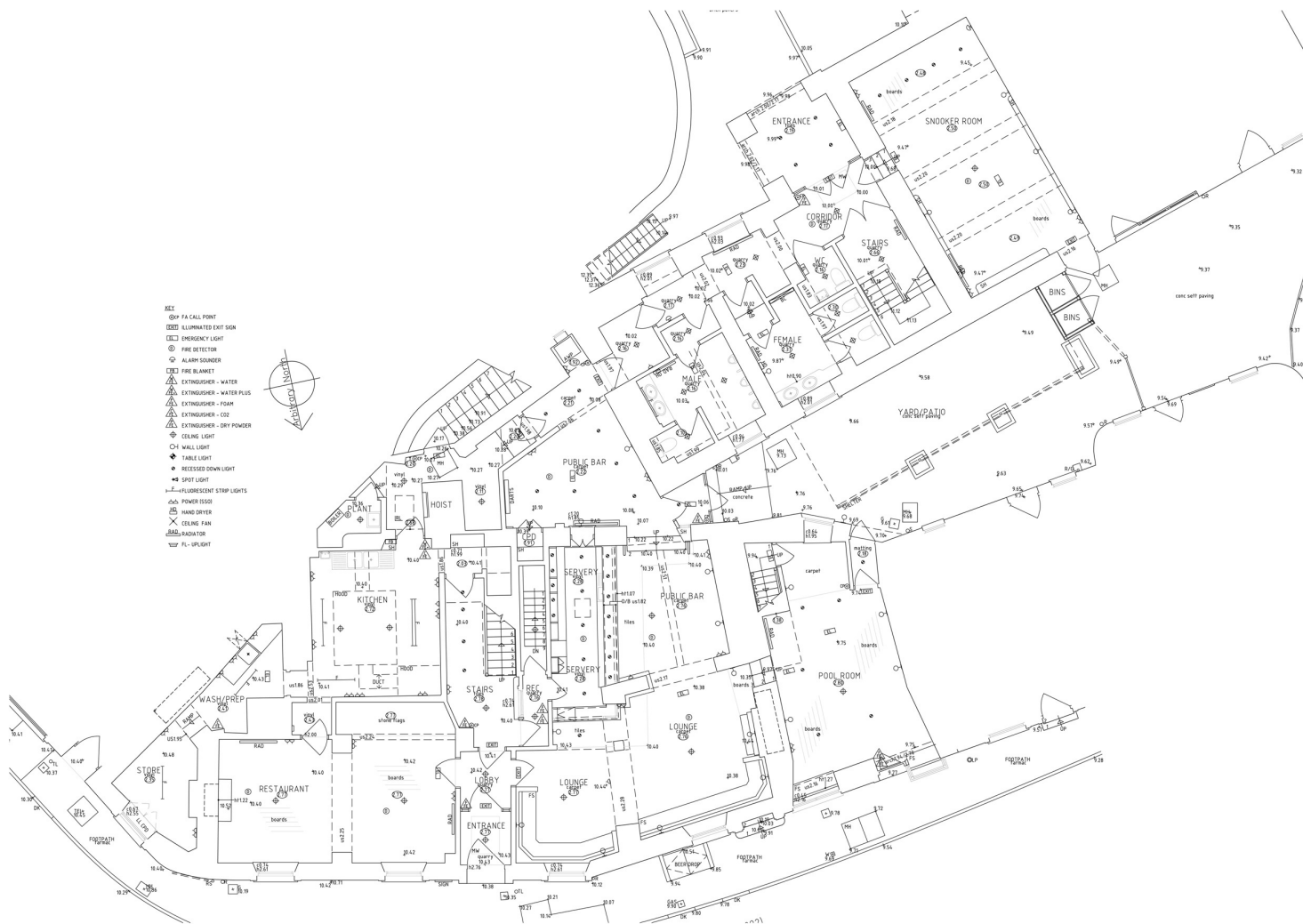
The property is ideally located to the Lake District National Park, and the upcoming Eden Project Morecambe which is scheduled for 2026.

Owner's Accommodation

Manager's/owner's accommodation comprising; lounge, kitchen diner, 2 bedrooms, and bathroom.

Regulatory

The property has a licence for the sale of alcohol 7 days a week from 9am - 1am.



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:

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Manchester



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