THE BRIDGE

A66 Kirkby Thore Appleby, nr Penrith, CA10 1UZ

FREEHOLD: £425,000 | REF: 6450568

CHRISTIE & CO

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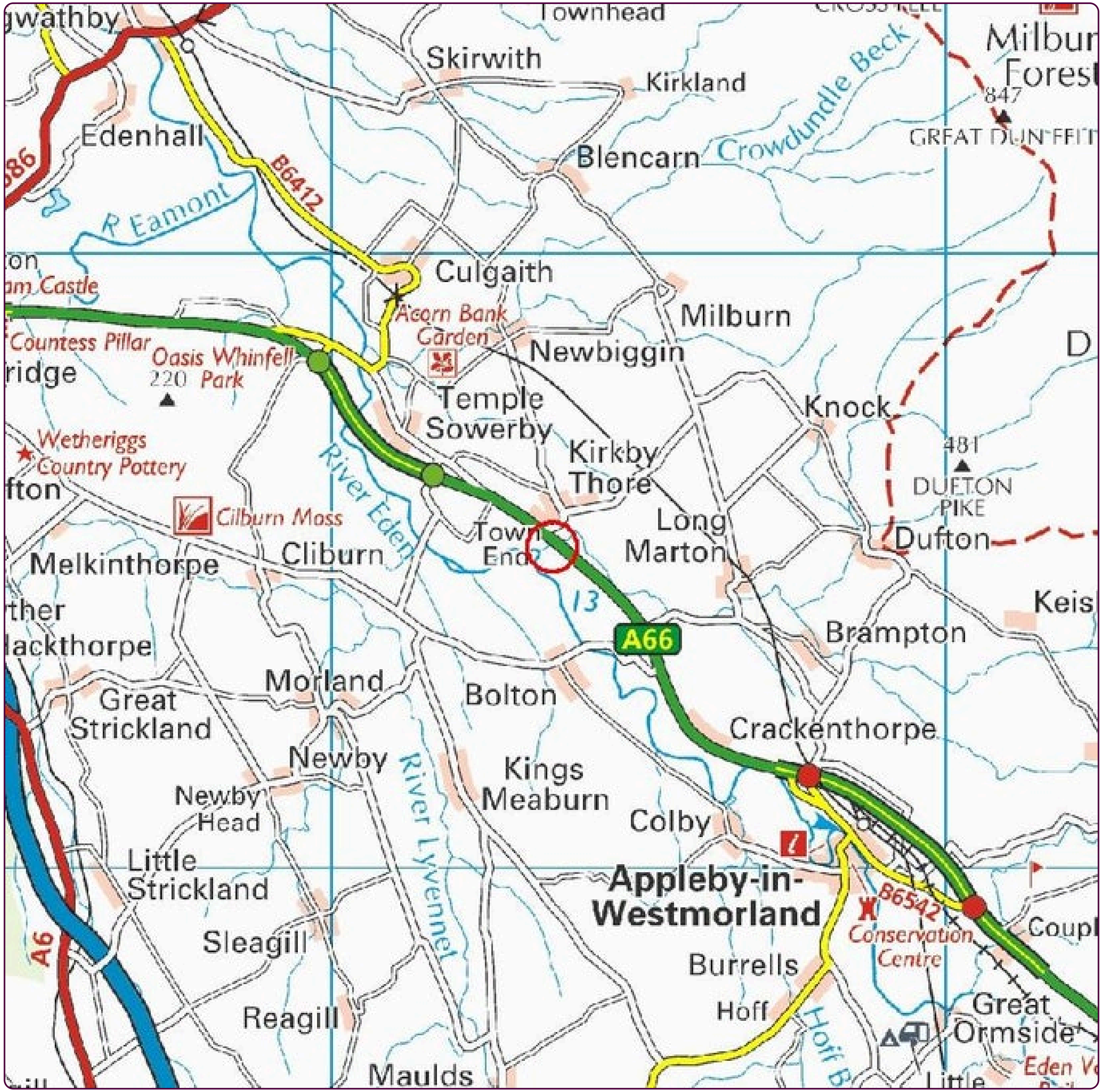
KEY HIGHLIGHTS

- Located on the main A66 trunk route
- Development Potential | 0.267 acres
- Well presented dining area and mezzanine
- 3 bed owners accommodation/ meeting room
- Net turnover £426,489 (year ended 2020)
- Energy Rating B



LOCATION

The Bridge is located in the small village of Kirkby Thore on the main A66 trunk route in the heart of the Eden Valley. The Lake District National Park and North Pennines are close by and the property is within easy reach of tourist attractions including Hadrian's Wall and the Settle to Carlisle Railway.

The A66 provides links to Penrith to the north and North Yorkshire southbound, the M6 motorway is 9.5 miles west providing links to Carlisle, Scotland and the North West of England.

DESCRIPTION

The property dates back to 1800 and is a detached building of sand stone construction to the main with rendering to the rear of the building and has a pitched tiled roof and has seen much renovation and investment since our clients purchased the property in 2012.

Overall site size is c.0.267 acres.

INTERNAL DETAILS

The building is designed to support substantial customer footfall, featuring well presented dining and bar areas capable of comfortably accommodating around 70 customers, a mezzanine area - adding vertical interest and additional usable dining or service space, as well as a large trade kitchen, fully fitted and suitable for high-volume service, making it ideal for hospitality operators looking to reopen or repurpose the venue.

Ancillary areas include: a porch, storage areas and customer wc's.

The property benefits from structured cabling throughout.

THE OPPORTUNITY

With The Bridge now vacant, buyers have a rare chance to acquire a versatile, character-filled property in a strategically valuable location on the A66, one of the North's key arterial routes.

The site offers several compelling redevelopment and investment possibilities.

Given its size and layout—including mezzanine level, large kitchen, and owner's accommodation—the site could suit mixed-use concepts.

Located directly on the A66, the site is well-positioned for high-traffic commercial uses such as:

Farm shop or local produce centre
Roadside retail outlet
EV charging station with café
Takeaway / drive-through facility (subject to planning)

The A66 is a busy trans-Pennine route, increasing the visibility and customer base for such ventures.

EXTERNAL DETAILS

The venue offers plenty of parking along with free off-street parking for customers

OWNER'S ACCOMMODATION

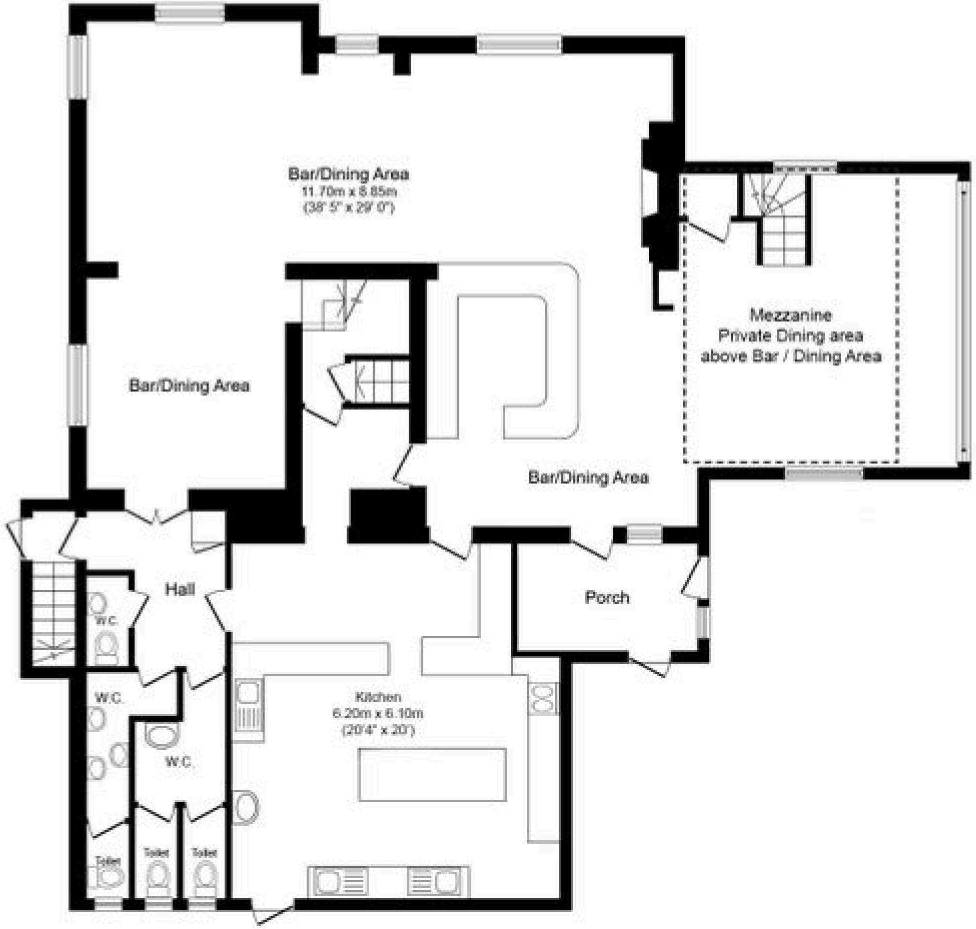
Includes a three-bedroom owner's residence, integrated into the property, offering valuable on-site living or potential for conversion to guest accommodation.

BUSINESS RATES

The Rateable Value is £15,250 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.







Lower Ground Floor

Floor area 196.9 sq.m. (2,120 sq.ft.)

Ground Floor

Floor area 176.7 sq.m. (1,902 sq.ft.)

Total floor area: 373.6 sq.m. (4,021 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

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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