



The Kings Arms

Ref: 6450514

Temple Sowerby, Penrith, CA10 1SB

Freehold: £350,000 OIEO

400 years old and steeped in history

Close to Lake District National Park

Bar, restaurant and lounge

9 en-suite rooms over 3 floors

Private 2 bed managers accommodation

EPC Rating C Fully Licensed



The Kings Arms has a four hundred year history as a coaching inn, providing hospitality both to travellers on the old turnpike road and to early tourists – William Wordsworth and Samuel Coleridge chose the Kings Arms as a starting point for their exploration of the Lake District in 1799.

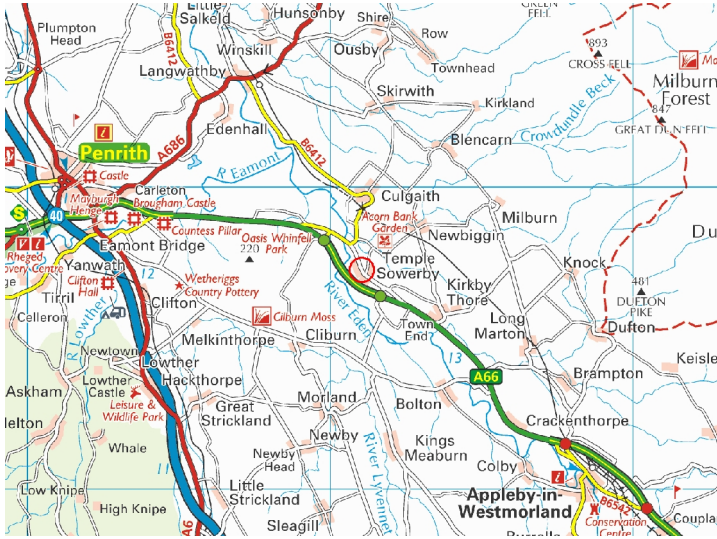
Renowned for it's hospitality, the Kings Arms offers a welcoming bar, restaurant, accommodation as well fishing breaks and courses. Centrally located for easy access to fishing on the River Eden, the property boasts private fishing rights on a section of the River Eden and is a popular destination for anglers to the area.

This large and impressive Grade II listed building of traditional construction under a tiled roof, is situated next to the pristine village green. Traditionally decorated throughout and well maintained, the hotel has a reception area, one bar, a large restaurant, relaxing guest lounge and nine good sized en-suite bedrooms including family suites.

The property has private managers living accommodation comprising of two bedrooms, lounge and bathroom.

This large site has plenty of potential with the opportunity to generate further income by converting currently unused outbuildings to the rear into further guest accommodation or perhaps a day spa (subject to planning permission).





Location

The Kings Arms is located in Temple Sowerby, approximately 7 miles east of Penrith and 7 miles northwest of Appleby-in-Westmorland. Lying next to the A66 which bypasses the village, the Kings Arms is the perfect base for exploring England's spectacular north country, close to Lake District National Park and within easy reach of the North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales National Park.

Steeped in local history, Temple Sowerby is a village set around a well manicured village green, and gets its name from the Knights Templar, who once owned Sowerby Manor. The village, in which mid-16th century rubble-and-thatch buildings intermingle with 18th and 19th century buildings, is one of few Westmorland villages retaining a maypole and has been known as the Queen of Westmorland Villages for several hundred years.

The Opportunity

The Kings Arms offers a brilliant opportunity for an experienced hospitality operator to acquire a large, characterful freehold premises in the beautiful Cumbrian countryside.

The business is highly regarded and has upheld an excellent reputation for many years. After more than 15 years of ownership, the seller is now seeking retirement.

Currently run by a management couple, there are significant opportunities to grow the business if an incoming operator was inclined to do so.



Internal Details

The main entrance leads into a traditionally styled hall and reception area with wooden panelled walls and original vaulted ceiling.

To the left is the recently redecorated bar with an open wood burning fire and seating for approx 30 people.

To the right a hallway leads to a seating area and the beautiful oak panelled restaurant with open fire, exposed wood beams and seating for c.50 people. The restaurant is a perfect venue for special occasions such as wedding receptions, birthdays and family get togethers. A growing area of the business is funeral teas due to location of a crematorium nearby.

At the end of the hallway is the guest lounge. This large and tastefully decorated room with an open fire is ideal for guests to relax in after eating or a days travelling, fishing and sightseeing.

Ancillary areas include wc's, a fully equipped commercial grade catering kitchen with stainless steel appliances and extraction system, cellar, multiple store rooms, and in house laundry.



Fixtures & Fittings

We are advised that all fixtures, fittings and equipment are owned outright and are to be included in the sale, subject to an inventory. Any personal items will be excluded.

Letting Accommodation

The Kings Arms Hotel has centuries of experience providing hospitality and accommodation to travellers and tourists. Located at first and second floor levels are nine en-suite letting rooms (doubles and family suites) all with en-suite facilities.

Owner's Accommodation

The owners or staff have the benefit of a private two bedroom, lounge and bathroom suite.



Staff

The owner operates in largely an administrative capacity and the vast majority of operational duties are undertaken by an established team of staff. A full schedule can be provided to seriously interested parties on request.

Trading Information

Trade split is approximately: 29% wet, 37% food, 34% accommodation.

Gross revenue for the 12 month period ended 30.6.22 was c.£263,000.

More recent trading information is available on request.

Accounts for previous years can be provided to seriously interested parties on request.

External Details

To the front is external seating with benches and the side a beer garden. Ample parking is available to the front and right hand side of the property and near the Village green.

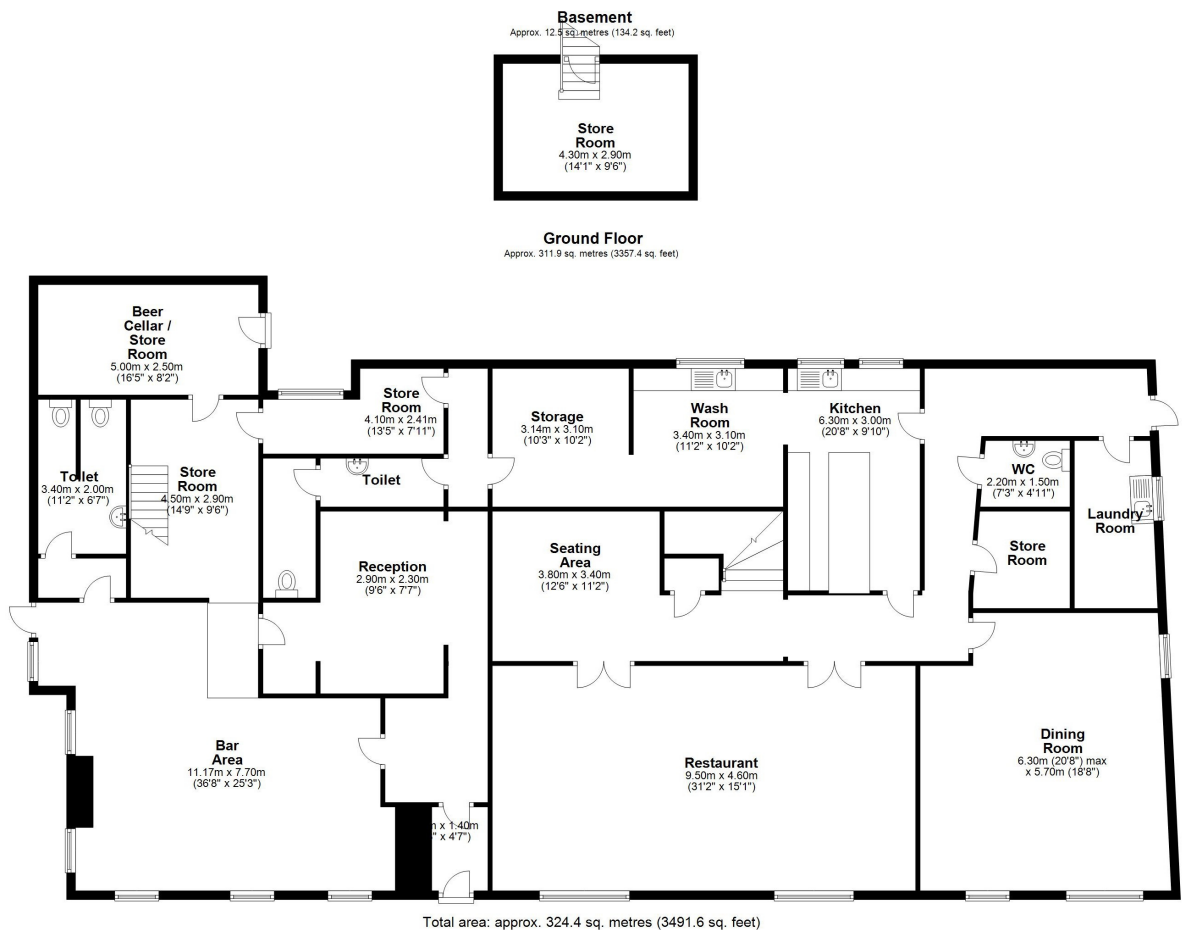
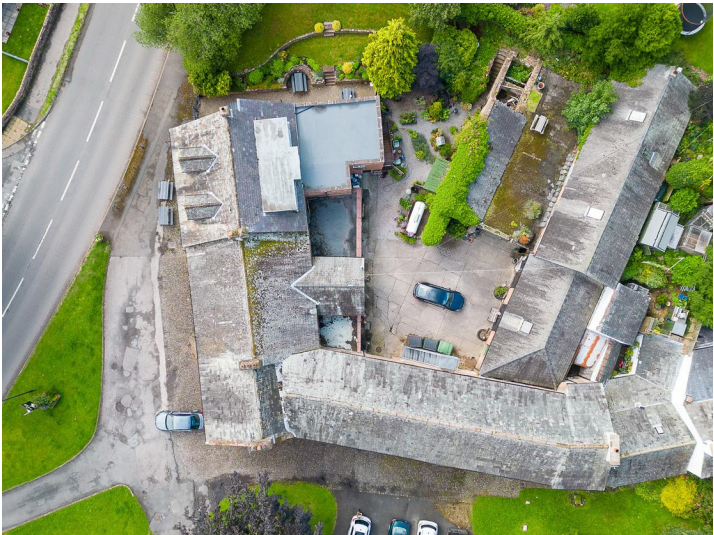
To the rear of the property is a large open and currently unused space accessible through the original coaching inn arch. There are a number of unused outbuildings which are ideal for further development and expansion of the business. These include original stables that were used to house the horses of travellers and still retain many of the historic features.

Business Rates

The Rateable Value as at 1 April 2023 is £8,750. Confirmation of actual rates payable can be obtained from the local Authority.

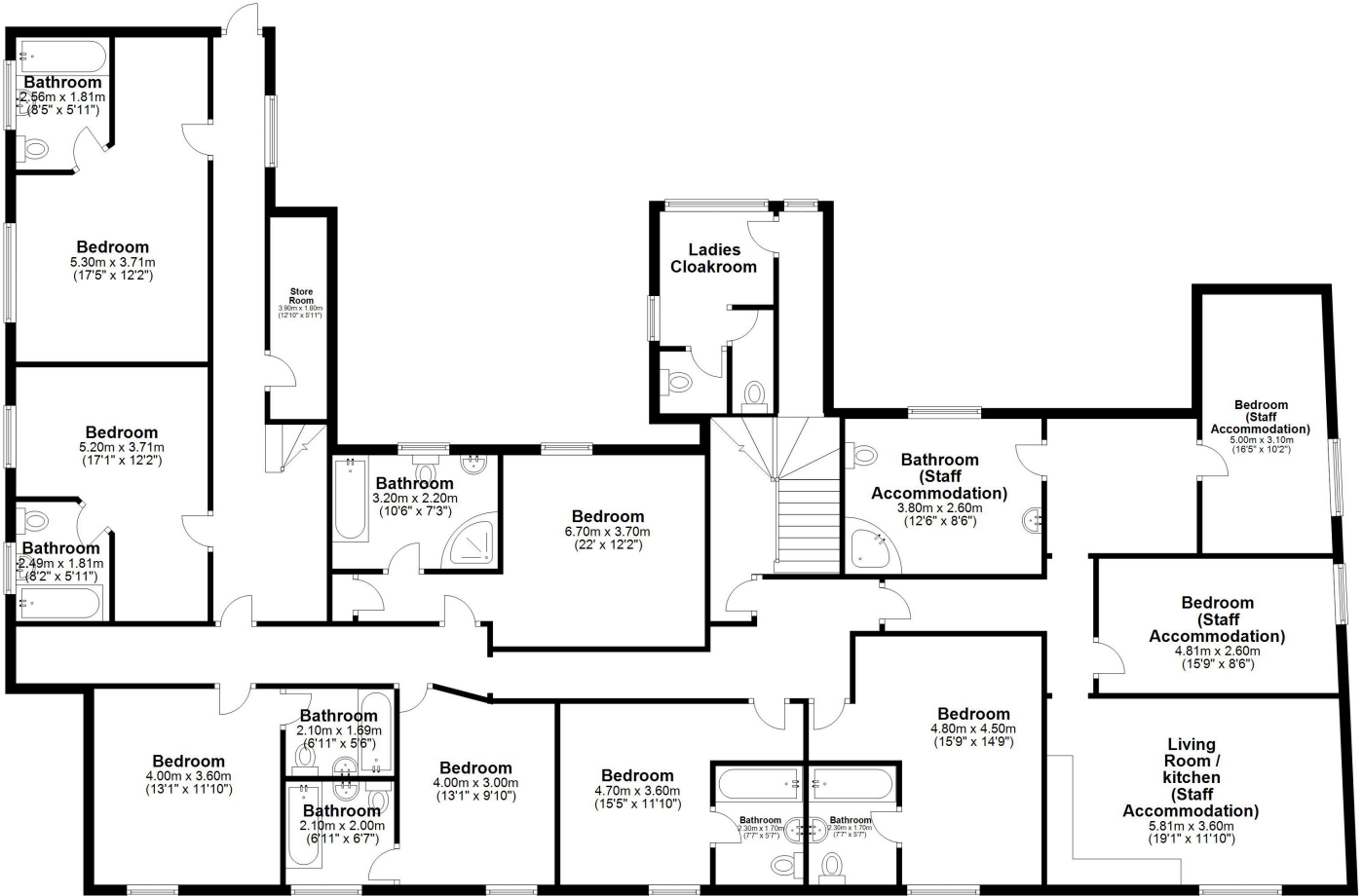
Regulatory

Premises License



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First Floor
Approx. 277.9 sq. metres (2990.8 sq. feet)



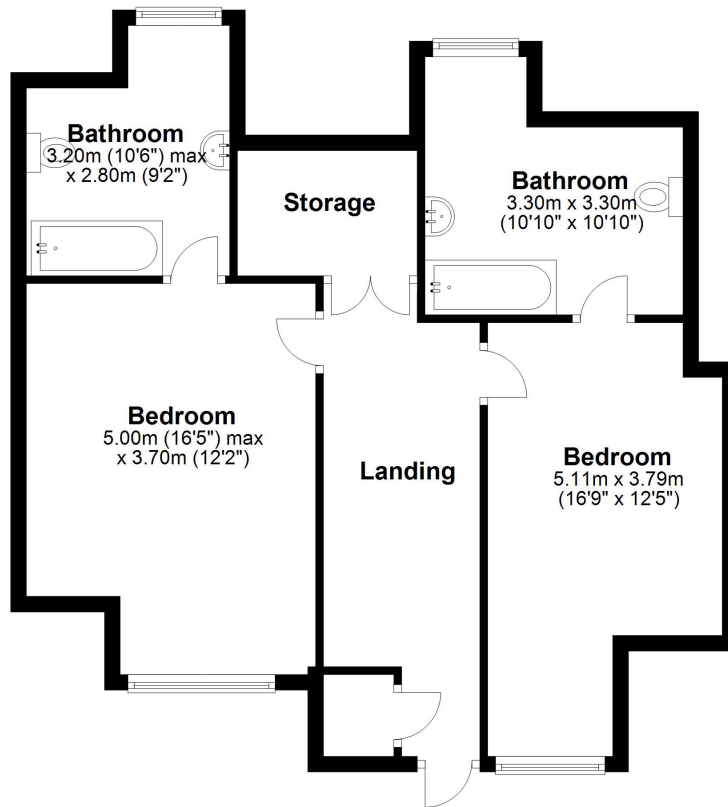
Total area: approx. 277.9 sq. metres (2990.8 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor there agent PRODUCED BY TIFFBOX
Plan produced using PlanUp.

The kings Arms

Second Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.0 sq. feet)

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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

M:+44 7813 072 460

E:marslie.mcgregor@christie.com

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.



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