



**Substantially Reduced  
Price Guide  
£200,000 (offers)**

- Accommodation on 3 levels incl bars, function room and private quarters
- Prime location - suitable for a variety of uses/development (subject to planning)

The Shoulder of Mutton, Front Street, Brampton CA8 1NG

First Floor, 35 The Grove, Ilkley, LS29 9NJ  
Email: [alastair@atkinsonassoc.co.uk](mailto:alastair@atkinsonassoc.co.uk)

## Location & Description

A traditional public house The Shoulder of Mutton fronts the main street in the town, close to the Market Place, and at the centre of the community.

Brampton is a Cumbrian market town serving a wide rural area as well as a destination for a large visitor/tourist clientele drawn by the numerous attractions (incl. Hadrian's Wall), the magnificent scenery, fells, etc.

Trading in its present form for over 100 years the property is suitable either for a continued hospitality outcome (bar, bistro/brasserie with rooms etc) or a variety of alternatives (subject to appropriate consents).

## Accommodation

Ground Floor: Entrance Lobby; BAR/LOUNGE 8.9 x 4.5m plus 4.8 x 2.9m with beamed ceiling, fireplace either side, timber servery and fitted seating; GAMES ROOM 6.3 x 3.3m plus recess; KITCHEN 4.3 x 2.5m ; LADIES & GENTS; rear Entrance.

Lower Ground Floor: DELIVERY AREA 4.3 x 3.6m (loading doors at ground level at rear), BEER STORE 5.2 x 4.3m. Further STORE with ground level access (not inspected).

First Floor: FUNCTION/MEETING ROOM 9.8 x 4.3m, LADIES & GENTS WC's; Inner LOBBY; KITCHEN 2.7 x 2.4m; BEDROOM 4.6 x 4.3m (both max); BATHROOM: access to Attic STORE  
Externally: Small rear yard area affording parking for 2 small cars (4.3 x 4.2m).

FLOOR AREA	Sq. m	Sq.ft
Ground Floor	115.3	1241
First Floor	96.5	1039
<b>TOTAL</b>	<b>211.8</b>	<b>2280</b>

The lower ground floor extends to a further 40.4 sq.m (435 sq.ft) plus the unseen store area.

## Tenure

Freehold.

## VAT

VAT is applicable to the sale (other than where the property is put to a wholly residential use ) – please enquire for further details.

## Planning

Interested parties should make their own enquiries to Carlisle City Council Planning Office (01228 817482). Note: The property is within the Conservation Area.

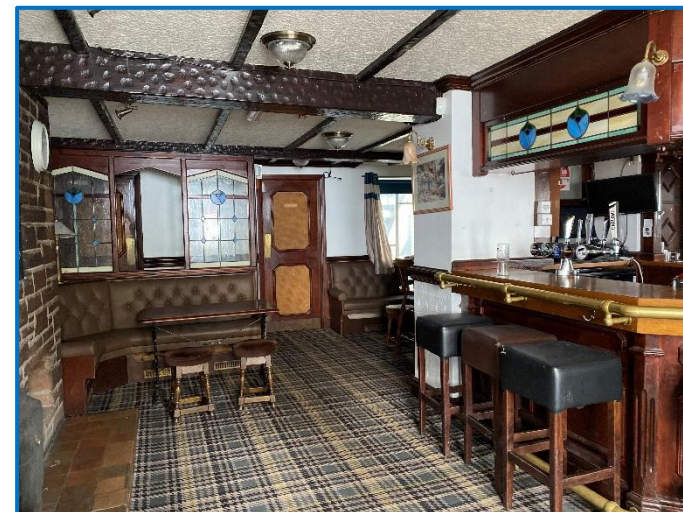
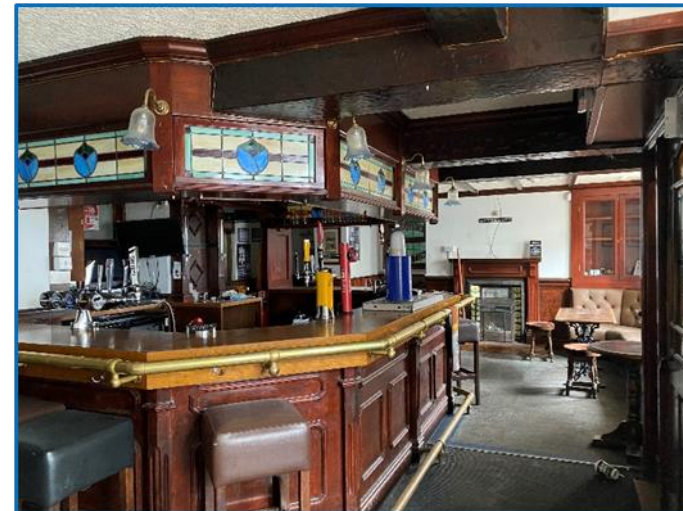
## Viewing

With sole agents **Alastair McDowell**

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