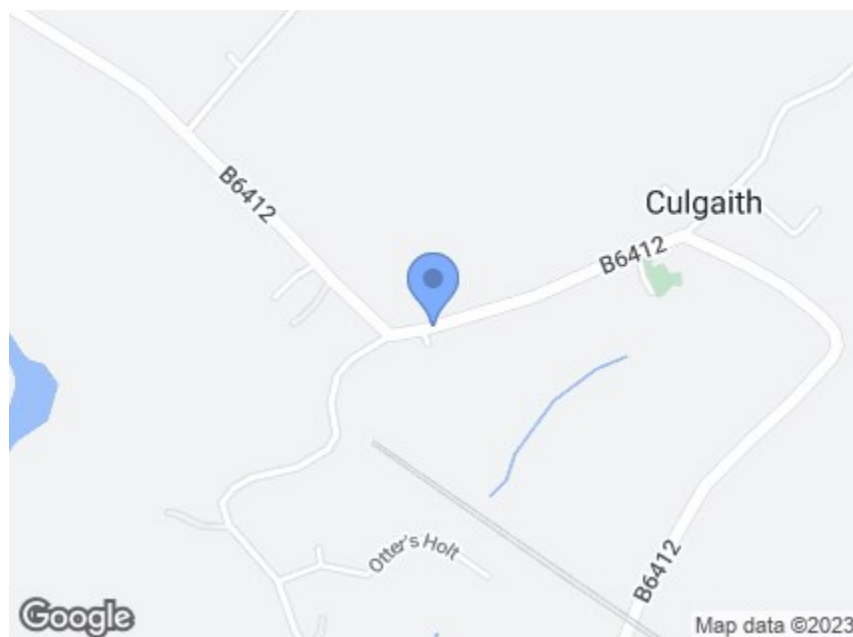




GROSS INTERNAL AREA
TOTAL: 569 m²/6,124 sq ft
FLOOR 1: 294 m²/3,167 sq ft, FLOOR 2: 275 m²/2,957 sq ft
EXCLUDED AREA: PATIO: 66 m²/711 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Culgaith is a country village situated in the Eden Valley area of Cumbria, positioned between the Lake District and Northern Pennines. Less than a 10 mile drive to the historic town of Penrith, along with a short drive to the M6, it benefits from a major link toward Carlisle and into Scotland towards the north, as well as Kendal southbound making this an ideal location for Area of Outstanding Natural Beauty (AONB) holiday makers.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The Black Swan Inn Station Rd Culgaith, Penrith, CA10 1QW £599,950



- Turnover (YE 2021): £302,969
- Historic 17th Century Pub Property
- Freehold & Free Of Tie
- Gross Profit (YE 2021): £225,246
- Set Within A Country Village Setting
- Less Than 10 Mile Drive From Penrith Town Centre
- Successfully Operating With Scope To Extend Restaurant & Bar Hours
- Onsite Owner / Manager Accommodation
- EPC - C

The Black Swan Inn Station Rd Culgaith, Penrith, CA10 1QW

Charles Louis Commercial Agents are proud to be handling the sale of The Black Swan Inn, Culgaith on behalf of the current owners.

Ideal for an experienced Publican or independent operator group seeking to acquire a charming, well established traditional 'Coaching Inn' style Freehold Property and Business. This opportunity is independent and benefits from being free-of-tie. The latest accounts for 2021 show a Turnover of £302,969 and a Gross Profit of £225,246 with a positive and stable outlook for 2022.

This opportunity has a main presence within the beautiful village of Culgaith, Penrith and enjoys a top ranking (9.3 - Superb) on Booking.com for customer service. Last acquired in October 2016, it is only being offered for sale due to the current owners looking for well deserved retirement.

Along with the historic pub restaurant and bar areas, The Black Swan Inn property features an upstairs 2 bedroom owner / manager accommodation, there is also 7 bedrooms for guests, fully en suite with a strong repeat customer base, enjoying full bookings mid-week, along with weekends throughout the year.

Approximate Pub Property Gross Internal Area: 6,124 Sq ft

We understand there is no VAT on sale and it is not a listed building. Please note accounts are available to view upon request after viewing and at the discretion of our clients,

Link to 3D Tour: <https://my.matterport.com/show/?m=GwXFqPeGd14>

Promo Video 1: <https://www.youtube.com/watch?v=x5nUYOPvKBg>

Promo Video 2: <https://www.youtube.com/watch?v=Ox5eJ8pIlek>

All planning enquiries to be made to Eden Valley (Cumbria) Council.

External



External 2



External 3



External 4



External 5



Internal 1



Internal 2



Internal 3



Internal 4



Internal 5



Internal 6

