

# ROYAL OAK

## THE SQUARE, CARTMEL, LA11 6QB



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

**savills**



The Royal Oak

The Royal Oak  
OKTOBERFEST  
FOOD, MUSIC AND BEER - FROM 12PM  
22-24 SEPT

THIS WAY TO OUR HUGE RIVERSIDE BEER GARDEN

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PUB OPENING TIMES

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# ROYAL OAK, THE SQUARE, CARTMEL, LA11 6QB

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Oak Cartmel Limited
- Property arranged over ground and first floors with four en-suite letting rooms extending to 3,695 sq ft
- Current rent of £80,000 per annum
- Lease expires August 2031
- The rent is subject to five yearly open market rent reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,100,000 (6.9% NIY)**
- **Virtual Tour**

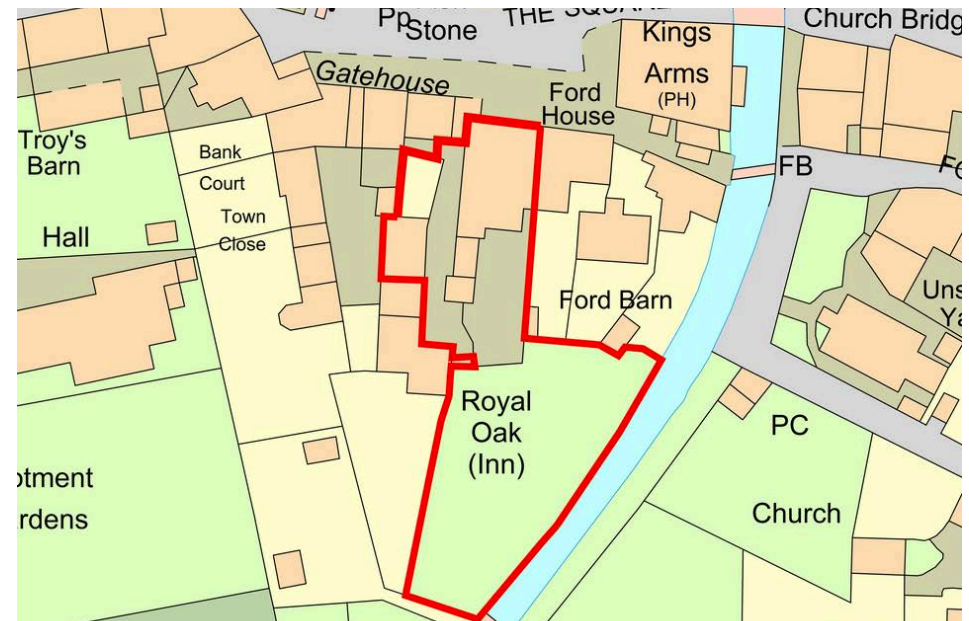
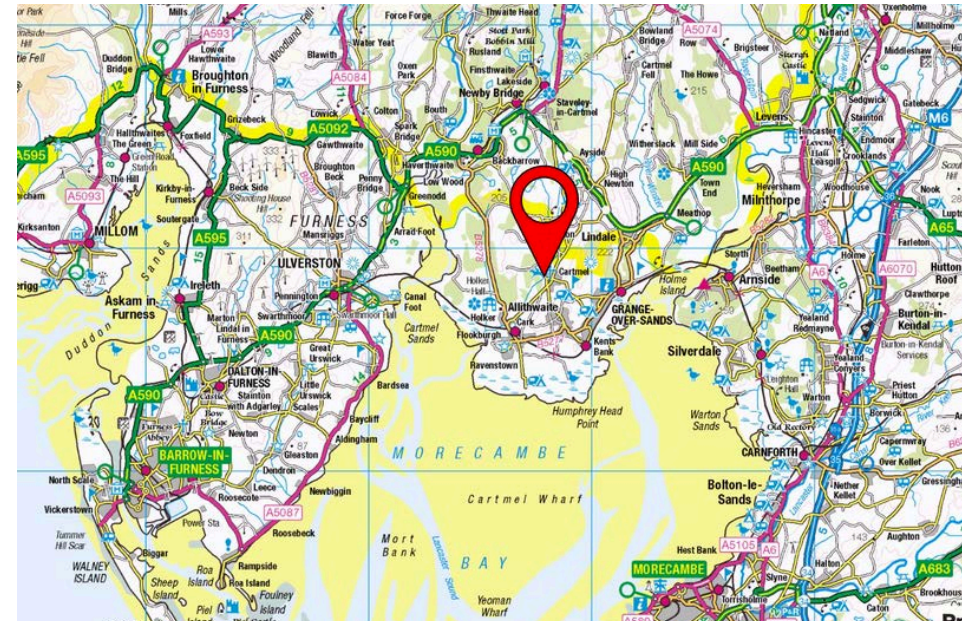
## LOCATION

Located in the village of Cartmel in the county of Cumbria, 2.0 miles (3.2 kilometres) northwest of Grange-over Sands and 15.0 miles (24.1 kilometres) southwest of Kendal.

The Royal Oak is situated in the village centre upon the Main Square with the River Eea running to the rear. A popular holiday destination, close to the Lake District National Park, with nearby Cartmell racecourse.

## DESCRIPTION

The property comprises the ground and first floors or a two storey mid-terrace Grade II Listed building with painted rendered elevations beneath a pitched roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides trading accommodation with a variety of small customer areas over split levels around a central bar servery with seating for 60 customers. Ancillary areas include a trade kitchen, customer WC's and beer cellar.

**First Floor:** The first floor comprises four en-suite letting rooms.

**Externally:** There is a beer patio to the front and large beer garden with patio to the rear.

**Royal Oak Cottage:** The self-contained cottage currently used as manager's accommodation comprising three bedrooms, lounge, kitchen and bathroom.

## VIRTUAL TOUR

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<https://vt.ehouse.co.uk/WRvnWQRcq1S>

## TENURE

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The property is held freehold (Title Number CU168090).

## TENANCY

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The entire property is let to The Oak Cartmel Limited on a 10 year lease from 20 August 2021 at a current rent of £80,000 per annum which is subject to five yearly open market reviews. A rent deposit of £25,031 is held by the landlord. The lease has an option to purchase in favour of the tenant at £1,450,000 until 19th August 2026.

## PLANNING

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The property is Grade II Listed and is also situated within Cartmel Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

In the course of preparation.

## TERMS

We are instructed to invite offers in excess of £1,100,000 (6.9% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

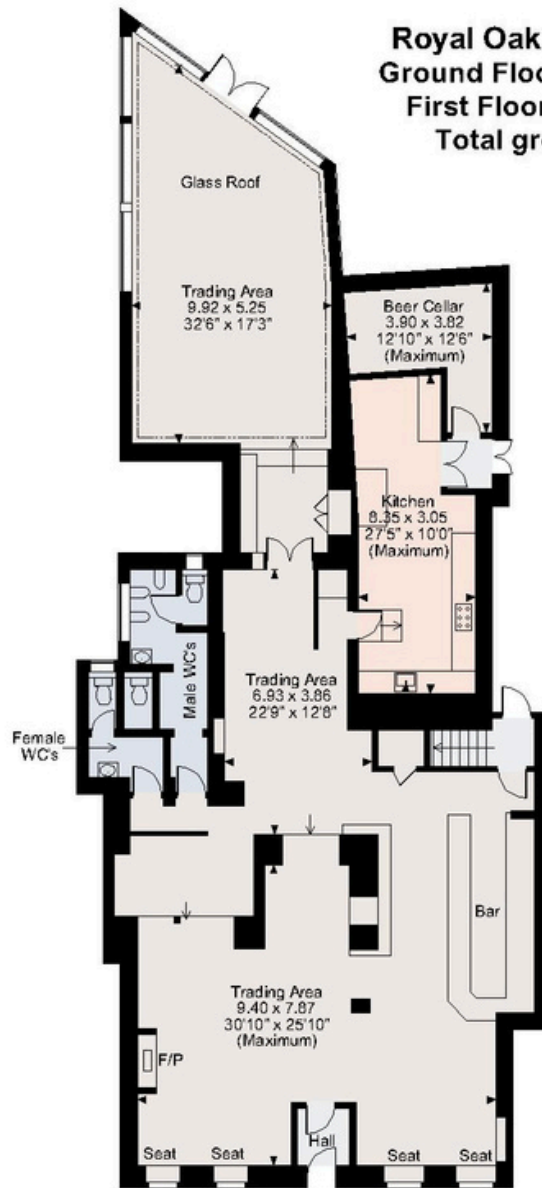
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: [https://sites.savills.com/tavernportfolio/en/page\\_171175.php](https://sites.savills.com/tavernportfolio/en/page_171175.php)



**Royal Oak Hotel, The Square, Grange-Over-Sands**  
 Ground Floor gross internal area = 2,628 sq ft / 244 sq m  
 First Floor gross internal area = 1,067 sq ft / 99 sq m  
 Total gross internal area = 3,695 sq ft / 343 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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