

Port Carlisle - Hope & Anchor, Wigton CA7 5BU
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Port Carlisle - Hope & Anchor, Wigton CA7 5BU

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £325,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 9.23%
- VAT is NOT applicable to this property
- Comprises Grade II Listed public house with large garden and 4/5 bedroom residential accommodation
- Benefits from full commercial kitchen and play areas
- Situated on the National Cycle Route 72 which is 174 miles long (280 km) and starts from Ravenglass in Cumbria to South Shields in Tyne & Wear.



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Property Description:

The property comprises end-of-terrace public house, arranged as a ground floor bar and restaurant with full commercial kitchen, large garden at rear and 4/5 bedroom owner`s accommodation at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 160 sq m (1,722 sq ft)

Bar area, seating area, commercial kitchen, customer wc`s

First Floor: 65 sq m (700 sq ft)

4 Rooms (2 en-suite), bathroom

Second Floor: 25 sq m (270 sq ft)

1 room, bathroom

Total GIA: 250 sq m (2,692 sq ft)



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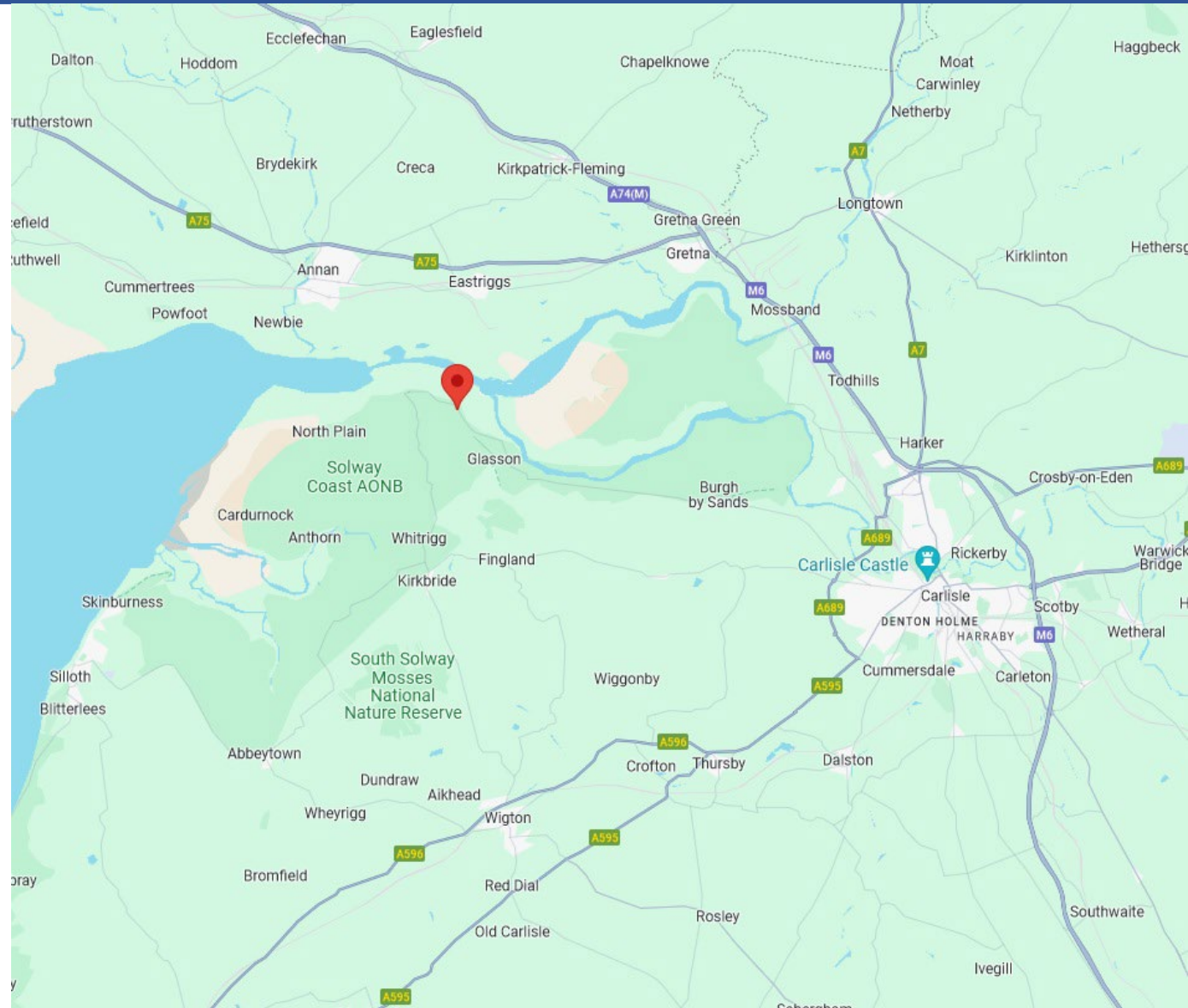


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Location:

Port Carlisle is a fishing village approximately 12 miles to the west of Carlisle on the outskirts of the Solway Coast, an area of outstanding natural beauty. The shops and amenities of Carlisle are available to the east, where Carlisle Rail Station can also be found. The M6 Motorway is within reach. The property is situated on the National Cycle Route 72 which is 174 miles long (280 km) and starts from Ravenglass in Cumbria to South Shields in Tyne & Wear.



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Contacts:

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BLUE ALPINE

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