



# Royal Oak

## Freehold

Offers in Excess of **£65,000 + VAT**

Royal Oak, 3 Kings Street, Whitehaven, Cumbria, CA28 7LA

### AT A GLANCE

- Small traditional wet-led pub
- Ideal starter/first pub for a single operator or couple new to the industry.
- Close to Whitehaven Marina
- Located in the heart of Whitehaven
- Surrounded by shops and cafes other bars forming a drinking circuit
- 2 Bedroom Private Living Accommodation

### Viewing And Further Information

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## PROPERTY

A 3 storey mid-terrace property beneath a pitched slate roof.

### Ground Floor

The main entrance opens into a traditionally furnished, open plan rectangular shaped Lounge bar that has a bar servery. Ancillary rooms comprise; A mechanically cooled upland Beer Store. Ladies & Gents customer toilets.

### First Floor

The private living accommodation briefly comprises; Lounge, Kitchen, Bathroom and a WC.

### Second Floor

There are 2 Bedrooms.

## PLANNING

We are advised that the property is not Listed, nor is it in a flood zone. It is situated in an Area of Outstanding Natural Beauty (AONB). Prospective purchasers are advised to make their own enquiries.

## UTILITIES

We are advised all mains services are connected.

## MEASUREMENTS

- According to the EPC the Total Floor Area measures 177 Sq m (1,905 Sq ft).
- The total building footprint is 922 Sq ft
- The overall plot is circa 0.024 acres (Measurements are taken from digital mapping and are approximate).

## FIXTURES & FITTINGS

The seller reserves the rights to remove any third third party items such as games machines or beer raising equipment. The purchase price excludes the F&F, although the buyers will inherit any remaining items left on the day of completion. No inventory will be supplied or warranted.



## THE BUSINESS

The business is currently closed. Our client has not operated the business. Until recently they leased the property out and therefore has no knowledge on revenue streams.

## RATES & CHARGES

The local authority is Copeland Council. The Rateable Value is £4,900.

The domestic accommodation is within Band A for council tax purposes

## TENURE

Freehold







**LOCATION**

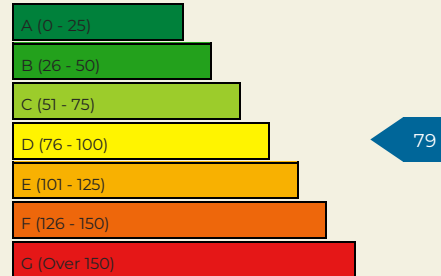
The Royal Oak occupies a prominent position within the main pedestrianised shopping retail area on King street in Whitehaven's town centre,

The premises are surrounded by shops and cafes, which provide the pub with constant footfall. It is situated very close to Whitehaven Marina, and the busy Lowther Street where there are other bars and pubs forming a drinking circuit.

Whitehaven is a town and port on north west coast, near to the Lake District National Park. It lies approximately 20 miles west of Keswick and 40 miles north west of Windermere.



**EPC**



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