



The Pheasant Inn

Ref: 5651899

Kirkby Lonsdale, Carnforth, LA6 2RX

Freehold: £595,000

Stunning 18th century coaching inn

10 individually styled en suite bedrooms

Lounge bar, snug & dining restaurant (85)

11 months t/over: £372,192. Profits: £120,817

Lawned beer gardens: 50. Private parking: 30

1 bed manager's accommodation. Energy Rating C



A detached 18th Century coaching inn of Cumbrian stone construction with many original features.

To the rear is a large car park and outdoor seating with gardens. This attractive traditional inn has been maintained and modernised in keeping with the style and heritage including; beams, wood panelling, oak framed fireplaces and archways, adding character and charm. There is potential to create additional owners accommodation by way of incorporating the existing ground floor bedroom and manager's accommodation with it's own private access.



Location

The Pheasant Inn is located in the village of Casterton, Cumbria. Casterton is just five miles from junction 36 of the M6 and a mile from the A65 Kendal to Leeds road, with both the infamous Devil's Bridge and the market town of Kirkby Lonsdale being close by, within the Lune Valley. The surrounding countryside makes the Pheasant Inn popular with walker, hikers, cyclists and tourists.

Kirkby Lonsdale was recently named the 'Best Place to Live in the North West' by The Sunday Times which praised its stunning scenic location, booming local businesses, and community spirit.

Internal Details

Reception area, bar area, two seating areas for 30 covers, guest lounge with log burner, snug for 15 covers, and dining room seating 42 plus covers.

Ancillary areas include catering kitchen, separate pastry room, storage, office and toilets.

Fixtures & Fittings

All fixtures and fittings are to be included, however, any items that are owned by a third party or personal to our clients will be exempt.

Letting Accommodation

Currently configured as 10 en suite letting bedrooms, nine of which are on the first floor and one ground floor room. Each room has been individually and tastefully decorated. There is an additional room which is currently used for live in staff accommodation but could easily be converted into a guest bedroom.



External Details

Parking to the rear for 30 plus vehicles. Landscaped gardens surrounding the building with A-line tables. To the front of the property is a paved courtyard with seating.

Staff

The business is owner operated with a complement of four full-time staff including two chefs, and between three to six part-time staff.

The Opportunity

The Pheasant Inn has been owned by our clients' since 2012 and is being offered to the market due to retirement. Our clients' have continually developed and improved the business, having invested time and money in to the premises. We believe the business offers an ideal opportunity for an experienced owner operator to take over an already established and successful inn within a strong trading location.

We have also been advised that the development of 20 new homes is due to commence in the village, which is likely to bring in further trade.

The business is closed for a total of four weeks during the year, three weeks in January and one in August, and doesn't open on either Christmas or Boxing Day. Taking advantage of the Christmas Day trade and opening for at least the week in August, is likely to increase turnover and profits.



Owner's Accommodation

Owner/manager's accommodation currently configured as one bedroom to the first floor level.

Trading Information

Net turnover from 02/05/21 – 12/03/22 of £372,192 with a gross profit of £295,922 (79.5%) with an actual net profit of £120,817.

Trading Hours

Wednesday to Saturday: 10am - 11pm
Sunday: 12pm - 4pm



Business Rates

The Rateable Value is £35,250 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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