



The Sun Inn

Ref: 5652028

Main Street, Dent, LA10 5QL

Freehold: £525,000

Iconic wet led Dales freehouse

Lounge, public bar & snug (80)

4 traditional style letting bedrooms

Outdoor seating (60). Private parking (24)

100% wet sales. C. 200 barrels per year

Retirement sale after 36 years. Energy Rating TBC



A double fronted two storey mid terrace of colour rendered stone elevations beneath a predominantly tiled roof line, with both double and single storey trade and ancillary extensions to the rear.

The property has the benefit of a raised terrace seating area, detached outbuilding/double garage, and private parking for 24 vehicles.



Location

Prominently situated at the top of Dent's cobbled main street for more than 300 years, The Sun is the perfect base to explore the Yorkshire Dales, and Lake District National Park. Proudly traditional and unspoilt, The Sun offers many original features including coin studded beams and cosy open-grate fireplace without the distractions of televisions, jukebox, or fruit machines.

Internal Details

Entrance porch to:

Lounge bar (50), served by a centrally located wooden bar servery, original beamed ceiling, feature open-grate fireplace, fixed perimeter seating, free-standing tables & chairs.

Archway to:

Snug (20), beamed ceiling, fixed perimeter seating and stools.

Public bar (10), situated to the rear of the bar servery with darts board, free-standing tables & chairs.

Other Floors

Four traditionally styled and characterful guest bedrooms, tea/coffee making facilities, TV, and Wi-fi. Currently configured as double room with en suite, double room, family room, and twin room. Large bedroom/laundry room, office, shower room with separate wc, and eaves storage room.

Sub-floor cellar with beer drop.

Ancillary Areas

Trade kitchen (presently unused), food preparation area and wash room, dry goods store, ladies & gents wc.

External Details

Single storey brick outbuilding and plant room, single storey detached outbuilding/double garage, large outdoor seating area with A-line tables (60), private parking for 24 vehicles.





Staff

The business is currently run under management with 3 full-time staff.

Trading Hours

Monday to Tuesday: closed
Wednesday: 6pm - 11pm
Thursday & Friday: 2pm - 11pm
Saturday: 12pm - 11pm
Sunday: 12pm - 10.30pm

The Sun Inn does not presently offer food service, preferring to focus on local real cask ales from Kirkby Lonsdale and traditional guest beers. For further details on trading style, offers and tariffs, please see the business' dedicated website www.sunindent.co.uk.

Trading Information

Turnover to year end April 2020 is £259,775 (split 68% wet, 25% food, 8% accommodation).



Business Rates

The Rateable Value is £14,750 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



Fixtures & Fittings

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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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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Manchester



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