

Captain Nelson Tavern Irish Street, Maryport, Cumbria, CA15 8AD

Offers Invited £280,000

Council Tax Band: Exempt



A great opportunity to own and run Maryport's number one pub and eatery. Firmly established as a favourite with both visitors and locals, everything needed to continue with an exceptional trading record is included in the sale. Have a look on Tripadvisor and check out the 600+ five star ratings for the food and hospitality offered by this exceptional business. The harbourside location makes this unique property a magnet for visitors to the marina and associated facilities - the Lake District Aquarium is literally around the corner, and the Wave centre is across the road.

Inside, the warm and welcoming interior has been styled to pay homage to Maryport's maritime history. The large open bar area offers plenty of room to entertain parties, with snug areas for smaller parties. A raised area offers even more seating and doubles up as a stage area when special occasions demand entertainment. The impressive bar servery has just been fitted with brand new beer pumps, and comes complete with bottle coolers and an impressive espresso machine. The present owners have invested in a top of the range, Alfa Quattro pro, woodburing pizza oven. This impressive piece of kit is also included in the sale and produces true, italian-style pizzas to die for! A fully equipped kitchen includes the following, commercial equipment:

- 2 x Rational Ovens
- 2 x Fryers
- Gas Oven and Four Burner Hob
- 3 x Microwaves
- Potato Rumbler
- Commercial Extraction Equipment

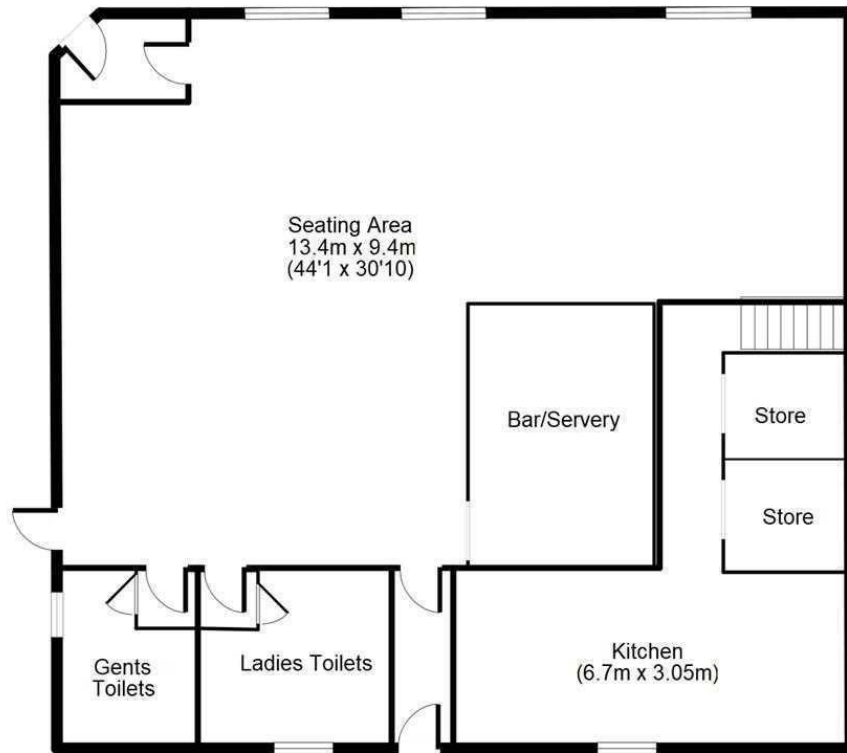
There is a first floor storage area which has the potential to be extended and reconfigured as an owners/managers flat; subject to the relevant consents. A large cellar beneath the pub helps keep all drinks at the optimum temperature.



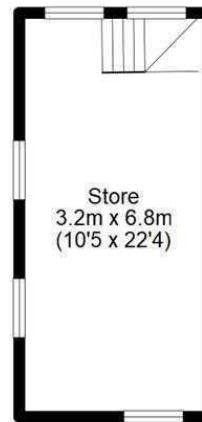
Open House West Cumbria

Floor Plans: Captain Nelson Tavern

Not to Scale: Dimensions and layout for guidance only.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	