

Edwin
Thompson



TO LET

THE HIGHLAND GROVE, GREAT SALKELD, CA11 9NA

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LOCATION

Situated in the attractive and well regarded village of Great Salkeld, The Highland Drove occupies a prominent position within this popular rural community. The village enjoys a picturesque setting in the Eden Valley and benefits from a village hall, church and primary school, serving both local residents and visitors to the area.

The property is conveniently located approximately six miles from Penrith, providing access to a wide range of shopping, leisure and transport facilities, including the M6 motorway, A66 and West Coast Main Line railway station. The surrounding countryside is renowned for its natural beauty, attracting walkers, cyclists and tourists throughout the year, offering excellent potential to draw trade from both the local community and the wider visitor market.

DESCRIPTION

The property comprises a detached two storey rendered building with additional internal accommodation and attractive outdoor seating areas. To the front of the property is an outdoor seating area accommodating up to fourteen customers, enjoying a sunny aspect throughout the day. To the rear is an attractive garden incorporating a children's play area, stream, decorative bridge and additional seating, providing a pleasant environment for customers to enjoy outdoor dining and drinks. Roadside parking is available immediately to the front of the property for approximately four vehicles.

Internally, the main entrance leads into a central bar area which serves the principal trading spaces. To one side is a dedicated dining area, whilst to the other is a more informal lounge style seating area, creating a welcoming and relaxed atmosphere. Beyond the main bar is a games room currently arranged for pool and darts, which is well utilised by local teams and community groups.

Customer WC facilities and access to the commercial kitchen are also located on the ground floor.

At first floor level is an additional open space, suitable for extended dining, private events or sports screenings. This area benefits from direct access to a decked terrace extending across the rear elevation, enjoying views over the garden and towards the surrounding fells.

The guest accommodation is accessed via a separate staircase from the ground floor and comprises five double en-suite letting bedrooms together with a manager's suite incorporating a living room and access to the balcony terrace.

The windows comprise timber double glazed units to the dining area and timber single glazed units throughout the remainder of the property.



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RENT

£39,000 per annum exclusive

ACCOMMODATION

Ground floor Gross Internal Area: 280.5 sq. m (3,019 sq ft)

First floor Gross Internal Area: 290.8 sq. m (3,130 sq ft)

Total GIA: 571.3 sq. m (6,149 sq ft)

SERVICES

Connected to mains electricity, water and drainage.

LEASE TERMS

A new lease direct from the landlord on terms to be agreed is offered.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the property has a Rateable Value of £15,100 and is described as Public House and Premises.

EPC

A copy of the certificate will be available to download from the Edwin Thompson website or upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

The property is available to view by prior appointment

Contact: Sarah Myles, s.myles@edwin-thompson.co.uk, or Keith Mitchell, k.mitchell@edwin-thompson.co.uk

Tel: 017687 72988 or go to: www.edwin-thompson.co.uk



