

***** PUB OF THE WEEK *****



STONE BUILT FREEHOLD INN WITH LETTING BEDROOMS & BARN WITH PLANNING PERMISSION FOR DEVELOPMENT, LOCATED IN THE VILLAGE OF PENTON ON THE PICTURESQUE CUMBRIA-SCOTLAND BORDER



**The Bridge Inn
Penton, Cumbria**

Price: offers over £200,000

Tenure: Freehold

Turnover: £126,852 (incl) on limited opening hours.

Trade Split: 35% Wet, 45% food, 20% Accom.

Agent: Guy Simmonds 01332 865112

This is a traditional and profitable village freehouse inn in the attractive Cumbrian village of Penton, close to the Scottish Border.

“Our clients have operated the business for 4 years during which time they have developed a good reputation for quality food, drink and accommodation in a beautiful location. Planning permission has recently been granted for a residential conversion of a stone built barn to the rear for either owners or additional letting accommodation”.

The property benefits from: a main bar (20); dining room and conservatory (40) with games / pool room; 4 letting bedrooms; 2 bedroom owner’s accommodation; car park (35); Well-equipped catering kitchen, with walk-in fridge; and detached barn conversion development available with planning for 3 bedroom accommodation.

“This is a good opportunity for hands on operators to purchase an established business trading on limited hours with scope to extend openings and develop the building”.



<http://www.pubsforsale.co.uk/propst/prnlfvu.php?xtref=7543>

Our clients have owned the business for the last four years and have developed a good reputation as a quality traditional freehouse. The well run bar, offers a range of rotating real ales and has featured in the CAMRA Guide since 2011.

Good quality, home produced food is offered in the evenings, taking advantage of as much local produce as possible. Popular theme nights with food inspired from across the world are offered and bookings are always required. . Home to both darts and pool teams the business serves the local community as well as the tourist visitors to the area often pursuing their sporting - recreational interests.

The letting bedrooms provide a valuable income for the inn and many of the guests are repeat bookings. Our clients have refurbished these rooms in March 2015 and all are in excellent decorative order.

Our clients operate the business as a partnership with part time staff as trade dictates. Due to our clients ill health they have operated the business on restricted hours and it is anticipated that new owners could extend opening hours to develop existing sales. In previous years we are advised that trade of approximately £155,662 (Inc. VAT) for the year ending November 2013 was achieved by our clients.

We are advised that turnover for the year ending November 2014 amounted to £126,852 (Inc. VAT) with a trade split of approximately 35% wet, 45% food and 20% accommodation. Reconstituted net profits were circa £21,000 (after adding back depreciation).

For further information please visit our clients' website: www.thebridgeinnpenton.co.uk

Accounting information will be made available to interested parties after viewing.

Viewing appointments must be made via Guy Simmonds on 01332 865112.

Freehold Pubs For Sale, Leasehold Pubs For Sale, Buy A Pub, Lease A Pub, Sell A Pub, Selling A Pub, Find A Pub, Running A Pub, Freehold & Leasehold Restaurants, Hotels & Licensed Cafes For Sale.....Contact Guy Simmonds First!

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Contact us:

phone 01332 865112 or

email: sales@guysimmonds.co.uk